

**ZOAM 2013-0008, Adopted Text Amendment**  
**Board of Supervisors Business Meeting**  
**Effective Date June 2, 2014**

**ARTICLE 2**  
**NON-SUBURBAN DISTRICT REGULATIONS**

**DIVISION A: RURAL DISTRICTS**

**Section 2-100**

**AR-1 Agricultural Rural-1**

**2-101**

**Purpose and Intent.** The purpose and intent of the AR-1 district is to:

- (A) Support the use of land for rural economy uses, with residential uses allowed at densities consistent with the general open and rural character of the rural economy uses.
- (B) Allow for a broad range of rural economy uses, including (agriculture, horticulture and animal husbandry), agriculture support and services associated with on-going agricultural activities, and other uses that can be developed in ways consistent with the rural character of the AR-1 district through mitigation or other standards.
- (C) Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to agricultural uses, conference and training center uses, and rural activity and special event uses.
- (D) Promote consistency between residential development and rural economy uses through lower density residential development or clustering of residential development.
- (E) Ensure that the rural economy uses are compatible with any existing permitted residential development.

**2-102**

**Use Regulations.** Table 2-102 summarizes the principal use regulations of the AR-1 district.

- (A) **Organization of Use Table.** Table 2-102 organizes the uses in the AR-1 district by Use Classifications, Use Categories and Use Types.
  - (1) **Use Classifications.** The Use Classifications are: agricultural uses; residential uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., agricultural uses and residential uses). The Use Classifications then organize land uses and

**ATTACHMENT 4**

activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

- (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.
  - (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-102 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “AR-1” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the AR-1 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the AR-1 district as a special exception in accordance with the procedures and standards of Section 6-1300. An “M” indicates that a Use Type is allowed in the AR-1 district as a ~~minor~~Minor special ~~Special exception~~Exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a ~~special~~Special ~~exception~~Exception or ~~minor~~Minor special ~~Special exception~~Exception under other conditions. In those instances, it is identified as “P/S” or “P/M,” as appropriate.
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the

Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-102 (AR-1 District Use Table) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.
- (F) **Minimum Lot Size Requirements.** Each principal permitted use shall meet the minimum acreage requirement, where specified in the “Additional Regulations for Specific Uses” in Section 5-600, for that use. Where two or more principal uses are located on one parcel, the parcel size shall be the larger of the two or more uses requirements, and not the sum of all the minimum lot sizes.

<b>TABLE 2-102:</b> <b>AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>AR-1 DISTRICT</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b>	Agricultural processing	P	Section 5-627
	Agri-education	P	Section 5-627
	Animal care business	P	Section 5-627
	Agritainment	P	Section 5-627
	Commercial winery with 20,000 square feet or less	P	Section 5-625
	Commercial winery, over 20,000 square feet	S	Section 5-625
	Custom operators	P	Section 5-627

**TABLE 2-102:**  
**AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS SPECIFIC USES FOR
	Direct market business for sale of products produced on-site – including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Farm based tourism	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Feedlot (for on-going, on-site animal husbandry activities)	P	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Pet farms	P	Section 5-627
	Restaurant	P	Section 5-627
	Sawmill	S	Section 5-629
	Stables	P	Section 5-627
	Veterinary services	P	
	Virginia Farm Winery	P	
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
<b>Agriculture Support and Services <u>Not Directly</u> Associated with On-Site Agricultural Activity</b>	Agricultural research facility	P	Section 5-644
	Animal care businesses	P	Section 5-630
	Central farm distribution hub for agricultural products	P	Section 5-630

**TABLE 2-102:**  
**AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Commercial winery with 20,000 square feet or less	P	Section 5-625
	Commercial winery, over 20,000 square feet	S	Section 5-625
	Equestrian facility	P	Section 5-630
	Equestrian facility, on lots of less than 50 acres or without frontage on state maintained road	M	Section 5-630
	Farm machinery repair	P	Section 5-630
	Farm machinery sales, rental and service	P	Section 5-615
	Mill feed and farm supply center	P	Section 5-630
	Nursery, commercial	S	Section 5-605
	Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road	P	Section 5-630
	Stable, neighborhood, on lots of less than 25 acres or without frontage on state maintained road	M	Section 5-630
	Stable, private	P	Section 5-630
<b>Animal Services</b>	Animal hospital	P	Section 5-631
	Kennel	S	Section 5-606
	Kennel, Indoor	M	Section 5-606
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	May divide property in accordance with Section 2-103 Development Options.
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400

**TABLE 2-102:**  
**AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Portable Dwelling/Trailer Construction	P	
<b>Group Living</b>	Co-housing	P	
	Convent or monastery	P/S	Section 5-656
	Dormitory, seasonal labor	M	Section 5-632
	Rooming house	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Aviation</b>	Airport/landing strip	S	Section 5-633
<b>Day Care Facilities</b>	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
<b>Cultural and Government Facilities</b>	Agricultural cultural center	S	Section 5-634
	Fairground	S	Section 5-635
	Structures or uses for local government purposes not otherwise listed in the district	S	
<b>Education</b>	School (elementary, middle, or high)	S	
	Vocational school	S	
<b>Park and Open Space</b>	Arboretum	P	Section 5-636
	Botanical garden or nature study area	P	Section 5-636
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood, or regional park, passive recreational uses	P	

**TABLE 2-102:**  
**AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Community, neighborhood, or regional park, active recreational uses	S	
<b>Public Safety</b>	Fire and/or rescue station	P	Section 5-638
	Police station or substation	P	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple or mosque, with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple or mosque, with seating capacity of more than 300 in sanctuary or main activity area, or accessory schools, day care centers with more than <del>30</del> <u>50</u> children, recreational facilities	S	Section 5-639
<b>Utility</b>	General Use Category	P	Recycling drop-off collection center, public: Section 5-607 Utility substation, transmission: Section 5-616(A) Utility substation, distribution: Section 5-616(B)
	Municipal drinking water supply reservoir	P	
	Sewage Treatment Plant	S	Section 5-621
	Sewer Pumping Station	P	Section 5-621
	Water Storage Tank	S	Section 5-621
	Water Treatment Plant	S	Section 5-621
	Water Pumping Station	P	Section 5-621
	Utility transmission lines, overhead (excluding connections of lines from existing overhead public utility transmission lines to individual uses)	S	Unless excepted by Section 1-103(D)
<b>COMMERCIAL USES</b>			

**TABLE 2-102:**  
**AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Conference and Training Centers</b>	Conference and training centers	P/M	Section 5-640
	Rural agricultural corporate retreat	P	Section 5-619
	Rural Resort	M	Section 5-601(C)
	Rural Retreat	M	Section 5-601(C)
<b>Food and Beverage</b>	Teahouse; coffeehouse	P	Section 5-641
	Banquet/ <del>Event facility</del> <u>Facility</u>	M	Section 5-642
	Restaurant	M	Section 5-643
<b>Office</b>	Educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the district	M	Section 5-644
<b>Recreation and Entertainment</b>	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	M	Section 5-645
	Campground	M	Section 5-646
	Country Club	S	Section 5-660
	Cross country ski business	P	Section 5-647
	Eco-tourism	P	Section 5-647
	Golf course	S	Section 5-648
	Outdoor amphitheater	S	Section 5-649
	Private Club or Lodge	S	
	Rural recreational establishment, outdoor	P	
<b>Retail Sales and Service</b>	Antique shop	P	Section 5-650



**TABLE 2-102:**  
**AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Art gallery or art studio	P	Section 5-650
	Auction house	S	Section 5-651
	Craft shop	P	Section 5-650
	Small business	P/M	Section 5-614
<b>Visitor Accommodation</b>	<u>Bed and Breakfast Homestay</u>	<u>P</u>	<u>Section 5-601(A)</u>
	Bed and <del>breakfast</del> <u>Breakfast Inn</u>	<del>P</del> <u>M</u>	Section 5-601( <del>AB</del> )
	Country <del>inn</del> <u>Inn</u>	<del>P</del> <u>M</u>	Section 5-601( <del>BC</del> )
	<u>Country Inn with Restaurant with an occupancy of no more than 100</u>	<u>P</u>	<u>Section 5-601(C)</u>
	<u>Country Inn with Restaurant with an occupancy of more than 100</u>	<u>M</u>	<u>Section 5-601(C)</u>
	Guest farm or ranch leasing up to 20 guest rooms	P	
<b>INDUSTRIAL USES</b>			
<b>Telecommunication Use and/or Structure</b>	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunications transmission tower	S	Section 5-618(C)(2)
<b>Waste-Related Uses</b>	Vegetative Waste Management facility	M	(Grant of a special exception does not avoid requirements of Chapter 1080,Codified Ordinances of Loudoun County, or any other applicable law.)
	Yard Waste Composting Facility	S	(Grant of a special exception does not avoid requirements of Chapter 1080,Codified Ordinances of Loudoun County, or any other applicable law.)

TABLE 2-102: AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Stockpiling of dirt	S	Section 5-657

## Section 2-200

### AR-2 Agricultural Rural-2

#### 2-201

**Purpose and Intent.** The purpose and intent of the AR-2 district is to:

- (A) Support the use of land for rural economy uses consistent with the pattern of rural and agricultural land uses in the district, including sustaining and nurturing the economically significant equine industry.
- (B) Allow residential uses at densities consistent with the general open and rural character of the rural economy uses, and consistent with the land use patterns in the district, which are marked by low density and large parcels relative to the other portions of the County.
- (C) Allow for a broad range of rural economy uses, including traditional and new agricultural uses (agriculture, horticulture and animal husbandry), agriculture support and basic services directly associated with on-going agricultural activities, and other uses that can be developed in ways that are consistent with the rural character of the AR-2 District through mitigation or other standards.
- (D) Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to agricultural uses, conference and training center uses, and rural activity and special event uses for tourists.
- (E) Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development.
- (F) Ensure that the rural economy uses are compatible with any existing permitted residential development.

## 2-202

**Use Regulations.** Table 2-202 summarizes the principal use regulations of the AR-2 district.

(A) **Organization of Use Table.** Table 2-202 organizes the uses in the AR-2 district by Use Classifications, Use Categories and Use Types.

(1) **Use Classifications.** The Use Classifications are: agricultural uses; residential uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., agricultural uses and residential uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

(2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

(3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.

(B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-202 are defined in Article VIII (Definitions).

(C) **Permitted and Special Exception Uses.** A “P” in the column identified “AR-2” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the AR-2 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An

“S” indicates that a Use Type is allowed in the AR-2 district as a special exception in accordance with the procedures and standards of Section 6-1300. An “M” indicates that a Use Type is allowed in the AR-2 district as a ~~minor~~Minor special~~Special exception~~Exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a ~~special~~Special exception~~Exception~~ or ~~minor~~Minor special~~Special exception~~Exception under other conditions. In those instances, it is identified as “P/S” or “P/M,” as appropriate.

- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column mean all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-202 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.
- (F) **Minimum Lot Size Requirements.** Each principal permitted use shall meet the minimum acreage requirement, where specified in the “Additional Regulations for Specific Uses” in Section 5-600, for that use. Where two or more principal uses are located on one parcel, the parcel size shall be the larger of the two or more uses requirements, and not the sum of all minimum lot sizes.

TABLE 2-202: AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>AGRICULTURAL USES</b>			
Agriculture	General Use Category	P	Section 5-626

**TABLE 2-202:**  
**AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b>	Agricultural processing	P	Section 5-627
	Agri-education	P	Section 5-627
	Animal care business	P	Section 5-627
	Agritainment	P	Section 5-627
	Commercial winery with 20,000 square feet or less	P	Section 5-625
	Commercial winery, over 20,000 square feet	S	Section 5-625
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site - including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Farm based tourism	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Feedlot (for on-going, on-site animal husbandry activities)	P	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Pet farms	P	Section 5-627

**TABLE 2-202:**  
**AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Restaurant	P	Section 5-627
	Sawmill	S	Section 5-629
	Stables	P	Section 5-627
	Veterinary services	P	
	Virginia Farm Winery	P	
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
<b>Agriculture Support and Services <u>Not Directly</u> Associated with On-Site Agricultural Activity</b>	Agricultural research facility	P	Section 5-644
	Animal care businesses	P	Section 5-630
	Central farm distribution hub for agricultural products	P	Section 5-630
	Commercial winery, with 20,000 square feet or less	P	Section 5-625
	Commercial winery, over 20,000 square feet	S	Section 5-625
	Equestrian facility	P	Section 5-630
	Equestrian facility, on lots of less than 50 acres or without frontage on state maintained road	M	Section 5-630
	Farm machinery repair	P	Section 5-630
	Farm machinery sales, rental and service	P	Section 5-615
	Mill feed and farm supply center	P	Section 5-630
	Nursery, commercial	S	Section 5-605

**TABLE 2-202:**  
**AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road	P	Section 5-630
	Stable, neighborhood, on lots of less than 25 acres or without frontage on state maintained road	M	Section 5-630
	Stable, private	P	Section 5-630
<b>Animal Services</b>	Animal hospital	P	Section 5-631
	Kennel	S	Section 5-606
	Kennel, Indoor	M	Section 5-606
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	May subdivide property in accordance with Section 2-203 Development Options.
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Portable Dwelling/Trailer Construction	P	
<b>Group Living</b>	Co-housing	P	
	Convent or monastery	P/S	Section 5-656
	Dormitory, seasonal labor	M	Section 5-632
	Rooming house	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Aviation</b>	Airport/landing strip	S	Section 5-633
<b>Day Care Facilities</b>	Child care home	P	Section 5-609(A)



**TABLE 2-202:**  
**AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Child or adult day care center	S	Section 5-609(B)
<b>Cultural and Government Facilities</b>	Agricultural cultural center	S	Section 5-634
	Fairground	S	Section 5-635
	Structures or uses for local government purposes not otherwise listed	S	
<b>Education</b>	School (elementary, middle, or high)	S	
	Vocational school	S	
<b>Park and Open Space</b>	Arboretum	P	Section 5-636
	Botanical garden or nature study area	P	Section 5-636
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood, or regional park, passive recreational uses	P	
	Community, neighborhood, or regional park, active recreational uses	S	
<b>Public Safety</b>	Fire and/or rescue station	P	Section 5-638
	Police station or substation	P	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple or mosque, with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639

<b>TABLE 2-202:</b> <b>AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>AR-2 DISTRICT</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Church, synagogue, temple or mosque, with seating capacity of more than 300 in sanctuary or main activity area, or accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
<b>Utility</b>	General Use Category	P	Recycling drop-off collection center, public: Section 5-607 Utility substation, transmission: Section 5-616(A) Utility substation, distribution: Section 5-616(B)
	Municipal drinking water supply reservoir	P	
	Sewage Treatment Plant	S	Section 5-621
	Sewer Pumping Station	P	Section 5-621
	Water Storage Tank	S	Section 5-621
	Water Treatment Plant	S	Section 5-621
	Water Pumping Station	P	Section 5-621
	Utility transmission lines, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
<b>COMMERCIAL USES</b>			
<b>Conference and Training Centers</b>	Conference and training centers	M	Section 5-640
	Rural agricultural corporate retreat	P	Section 5-619
	Rural Resort	M	Section 5-601(C)
	Rural Retreat	M	Section 5-601(C)

**TABLE 2-202:**  
**AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Food and Beverage</b>	Teahouse; coffeehouse	P	Section 5-641
	Banquet/ <del>Event facility</del> Facility	M	Section 5-642
	Restaurant	M	Section 5-643
<b>Office</b>	Educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the district	M	Section 5-644
<b>Recreation and Entertainment</b>	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	M	Section 5-645
	Campground	M	Section 5-646
	Country Club	S	Section 5-660
	Cross country ski business	P	Section 5-647
	Eco-tourism	P	Section 5-647
	Golf course	S	Section 5-648
	Outdoor amphitheater	S	Section 5-649
	Private Club or Lodge	S	
	Rural recreational establishment, outdoor	P	
<b>Retail Sales and Service</b>	Antique shop	P	Section 5-650
	Art gallery or art studio	P	Section 5-650
	Auction house	S	Section 5-651
	Craft shop	S	Section 5-650
	Small business	P/M	Section 5-614

**TABLE 2-202:**  
**AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE**  
**P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Visitor Accommodation</b>	<u>Bed and Breakfast Homestay</u>	<u>P</u>	<u>Section 5-601(A)</u>
	Bed and <del>breakfast</del> <u>Breakfast Inn</u>	P/ <del>M</del>	Section 5-601( <del>AB</del> )
	Country <del>inn</del> <u>Inn</u>	P/ <del>M</del>	Section 5-601( <del>BC</del> )
	<u>Country Inn with Restaurant with an occupancy of no more than 100</u>	<u>P</u>	<u>Section 5-601(C)</u>
	<u>Country Inn with Restaurant with an occupancy of more than 100</u>	<u>M</u>	<u>Section 5-601(C)</u>
	Guest farm or ranch leasing up to 20 guest rooms	P	
<b>INDUSTRIAL USES</b>			
<b>Telecommunication Use and/or Structure</b>	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunications transmission tower	S	Section 5-618(C)(2)
<b>Waste-Related Uses</b>	Vegetative waste management facility	S	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)
	Yard waste composting facility	S	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)
	Stockpiling of dirt	S	Section 5-657

## Section 2-300

### A-10 Agriculture

#### 2-301

**Purpose.** This district is established to protect rural areas of the county in which agriculture, farm operations, and low density residential development on parcels in excess of ten (10) acres have become the established land use pattern, and to provide an environment which encourages residents to continue to live and practice agricultural operations without adverse impacts arising from new, higher density development. The district permits uses compatible with and supportive of agriculture, including agriculturally related and home based businesses appropriate to a rural and farm setting. The district also permits direct marketing of farm products and services in conjunction with farm operations. The rezoning of land to A-10 in other areas of the County shall not be permitted.

#### 2-302

**Permitted Uses.** The following uses are permitted in this district:

- (A) Agriculture, horticulture, forestry, and fishery, pursuant to Section 5-626.
- (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (C) Bed and ~~breakfast~~ Breakfast ~~homestay~~ Homestay, pursuant to Section 5-601(A).
- (D) Child care home, pursuant to Section 5-609(A).
- (E) Cluster development, pursuant to Section 2-305.
- (F) Equestrian facility, on lots of fifty (50) acres or more, with frontage on a state maintained road.
- (G) Farm machinery sales and service, pursuant to Section 5-615.
- (H) Guest farm or ranch, leasing no more than three (3) guest rooms.
- (I) Guest house, pursuant to Section 5-612.
- (J) Rural hamlet, pursuant to Section 5-702.
- (K) Home occupation, pursuant to Section 5-400.
- (L) Nature preserve, such as but not limited to, wildlife sanctuary, conservation area, and game preserve.
- (M) Nursery, production, with frontage on a state maintained road, pursuant to Section 5-605.

- (N) Public or private playground or neighborhood park.
- (O) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (P) Dwelling, single family, detached, including manufactured housing.
- (Q) Small business, pursuant to Section 5-614.
- (R) Stable, neighborhood, on lots of twenty five (25) acres or more, with frontage on a state maintained road.
- (S) Stable, private.
- (T) Tenant dwelling, pursuant to Section 5-602(A) & (C).
- (U) Wayside stand pursuant to Section 5-604.
- (V) Utility substation, dedicated.
- (W) Veterinary service.
- (X) Bus shelter.
- (Y) Commuter parking lot, with less than 50 spaces.
- (Z) Sewer pumping station.
- (AA) Mill, feed and farm supply center.
- (BB) Water pumping station.
- (CC) Rural agricultural corporate retreat, pursuant to Section 5-619.
- (DD) Pet Farm.
- (EE) Telecommunications antenna, pursuant to Section 5-618(A).
- (FF) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (GG) Bed and Breakfast Inn, pursuant to Section 5-601(B).

## 2-303

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors and, if approved, may be subject to certain conditions, pursuant to the provisions in Section 6-1300.

- (A) Airport

- (B) ~~Bed and breakfast inn pursuant to Section 5-601(B).~~ RESERVED.
- (C) Community center.
- (D) Country ~~inn~~ Inn, pursuant to 5-601(C), by Minor Special Exception.
- (E) Camp, day and boarding.
- (F) Educational or research facilities related to uses permitted in this district.
- (G) Equestrian facility, on lots of less than fifty (50) acres or without state maintained road frontage.
- (H) Extraction of sedimentary rock.
- (I) Farm market, pursuant to Section 5-603.
- (J) Fire and/or rescue station.
- (K) Guest farms or ranch, leasing four to twenty (4-20) guest rooms.
- (L) Private club or lodge.
- (M) Nursery, production without frontage on a state maintained road, pursuant to Section 5-605.
- (N) Orphanage, or similar institution.
- (O) Small business, pursuant to the provisions of Section 5-614.
- (P) Stable, neighborhood, on lots of less than fifty (50) acres or without state maintained road frontage.
- (Q) Structure or use for federal, state, county or local government purposes, not otherwise listed.
- (R) Tenant dwelling, pursuant to Section 5-602.
- (S) Utility transmission lines, overhead.
- (T) Animal hospital.
- (U) Kennel, pursuant to Section 5-606.
- (V) Yard waste composting facility.

- (W) Cemetery, mausoleum or memorial park, pursuant to Section 5-637.
- (X) Church, synagogue and temple.
- (Y) Convent, monastery, or seminary, pursuant to Section 5-656.
- (Z) Child or adult day care center, pursuant to Section 5-609.
- (AA) Commuter parking lot with greater than 50 spaces.
- (BB) Congregate housing facility.
- (CC) Country club.
- (DD) Golf course.
- (EE) Public or private community or regional park.
- (FF) Sawmill, pursuant to Section 5-629.
- (GG) Agricultural processing facilities, such as abattoir, cannery, grain mill and the like.
- (HH) Water storage tank pursuant Section to 5-621.
- (II) Water treatment plant, pursuant to Section 5-621.
- (JJ) Sewage treatment plant pursuant to Section 5-621.
- (KK) Rural resort, pursuant to Section 5-601.
- (LL) Crematorium, pursuant to Section 5-637.
- (MM) Rural agricultural corporate retreat, pursuant to Section 5-619.
- (NN) Vegetative waste management facility.
- (OO) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (PP) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (QQ) Police Station.
- (RR) Banquet/Event Facility, pursuant to Section 5-642 as a Minor Special Exception.
- ~~(QQ)~~(SS) Country Inn with Restaurant, pursuant to 5-601(C).



## Section 2-400

### A-3 Agricultural Residential.

#### 2-401

**Purpose.** This district is established to provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, low density residential developments, preferably in a hamlet subdivision pattern, and other uses in a predominantly rural environment. The district also permits direct marketing of farm products and services.

#### 2-402

**Permitted Uses.** The following uses are permitted in this district:

- (A) Agriculture, horticulture, forestry, and fishery, pursuant to Section 5-626.
- (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (C) Bed and ~~breakfast~~ Breakfast homestay Homestay, pursuant to Section 5-601(A).
- (D) Child care home, pursuant to Section 5-609(A).
- (E) Equestrian facility, on lots of fifty (50) acres or more, with frontage on a state maintained road.
- (F) Guest farm or ranch, leasing no more than three (3) guest rooms.
- (G) Guest house, pursuant to Section 5-612.
- (H) Rural hamlet, pursuant to Section 5-702.
- (I) Home occupation, pursuant to Section 5-400.
- (J) Nature preserve, such as but not limited to, wildlife sanctuary, conservation areas, and game preserve.
- (K) Nursery, production, with frontage on a state maintained road, pursuant to Section 5-605.
- (L) Public or private playground, or neighborhood park.
- (M) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (N) School, private elementary or middle, for fifteen or less (15) pupils.
- (O) Dwelling, single-family, detached, including manufactured housing.
- (P) Small business, pursuant to the provisions of Section 5-614.

- (Q) Stable, neighborhood on lots of twenty five (25) acres or more, with frontage on a state maintained road.
- (R) Stable, private.
- (S) Tenant dwelling, pursuant to Section 5-602(A) & (C).
- (T) Wayside stand, pursuant to Section 5-604.
- (U) Utility substation, dedicated.
- (V) Bus shelter.
- (W) Commuter parking lot, with 50 spaces or less.
- (X) Farm machinery sales and service, pursuant to Section 5-615.
- (Y) Sewer pumping station, pursuant to Section 5-621.
- (Z) Water pumping station, pursuant to Section 5-621.
- (AA) Mill, feed and farm supply center.
- (BB) Rural agricultural corporate retreat, pursuant to Section 5-619.
- (CC) School, public.
- (DD) Pet Farm.
- (EE) Telecommunications antenna, pursuant to Section 5-618(A).
- (FF) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (GG) Municipal drinking water supply reservoir.

(HH) Bed and Breakfast Inn, pursuant to Section 5-601(B).

## 2-403

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors and, if approved, may be subject to certain conditions, pursuant to the provisions in Section 6-1300.

- (A) ~~Bed and breakfast inn, pursuant to Section 5-601(B).~~ RESERVED
- (B) Cemetery, mausoleum or memorial park, pursuant to Section 5-637.
- (C) Church, synagogue and temple.

- (D) Nursery, commercial, pursuant to Section 5-605.
- (E) Community center.
- (F) Convent, monastery, or seminary, pursuant to Section 5-656.
- (G) Country ~~inn~~Inn, pursuant to Section 5-601(C), by Minor Special Exception.
- (H) Camp, day and boarding.
- (I) Equestrian facility, on lots of less than fifty (50) acres or without frontage on a state maintained road.
- (J) Extraction of sedimentary rock.
- (K) Farm market, pursuant to Section 5-603.
- (L) Fire and/or rescue station.
- (M) Guest farm or ranch, leasing four to twenty (4-20) guest rooms.
- (N) Kennel, pursuant to Section 5-606.
- (O) Nursery, production, without frontage on a state maintained road, pursuant to Section 5-605.
- (P) Private club or lodge.
- (Q) School.
- (R) Public utility service center and storage yard.
- (S) Recycling drop-off collection center, large, pursuant to Section 5-607.
- (T) Continuing care facility.
- (U) Orphanage, or similar institution.
- (V) Rural retreat, pursuant to Section 5-601(D).
- (W) Small business, pursuant to the provisions of Section 5-614.
- (X) Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road.

- (Y) Structure or use for federal, state, county, or local governmental purposes, not otherwise listed.
- (Z) Tenant dwelling, pursuant to Section 5-602(B) & (C).
- (AA) Testing station.
- (BB) Veterinary service.
- (CC) Utility substation, transmission, pursuant to 5-616.
- (DD) Utility transmission lines, overhead.
- (EE) Hospital, pursuant to Section 5-610.
- (FF) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (GG) Yard waste composting facility.
- (HH) Airport.
- (II) Arboretum.
- (JJ) Auction house.
- (KK) Borrow pit for construction.
- (LL) Child or adult daycare center, pursuant to Section 5-609.
- (MM) Commuter parking lot with greater than 50 spaces.
- (NN) Congregate housing facility.
- (OO) Country club.
- (PP) Educational or research facility related to uses permitted in this district.
- (QQ) Fairgrounds.
- (RR) Golf course
- (SS) Marina.
- (TT) Playing fields and courts, lighted.
- (UU) Public or private community or regional park.

- (VV) Radio and/or television tower.
- (WW) Sawmill, pursuant to Section 5-629.
- (XX) Sewage treatment plant.
- (YY) Agricultural processing facilities such as, abattoir, cannery, grain mill, and the like.
- (ZZ) Animal hospital.
- (AAA) Water storage tank.
- (BBB) Utility substation, distribution, pursuant to Section 5-616.
- (CCC) Rural resort, pursuant to Section 5-601.
- (DDD) Crematorium, pursuant to Section 5-637.
- (EEE) Rural agricultural corporate retreat, pursuant to Section 5-619.
- (FFF) Vegetative waste management facility.
- (GGG) Recreation establishment, outdoor or indoor.
- (HHH) Magazine contained explosives facility, pursuant to Section 5-622.
- (III) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (JJJ) Police Station.
- (KKK) Banquet/Event Facility, pursuant to Section 5-642, by Minor Special Exception.
- (~~JJJ~~)(LLL) Country Inn with Restaurant, pursuant to Section 5-601(C).

## Section 2-500

### Countryside Residential-1: CR-1

#### 2-501

**Purpose.** This district is established to foster the conversion of existing residential properties zoned R-1 under the 1972 Zoning Ordinance which are not served by communal or municipal water and sewer. These areas can be served by on-site well and wastewater systems, but are areas in which the County encourages a countryside hamlet pattern served by public water and sewer facilities to preserve open space and to achieve a traditional design envisioned in the Comprehensive Plan.

#### 2-502

**Size and Location.** The Comprehensive Plan does not support the creation of additional districts having development of a type characteristic of the CR-1 district, and this district is not intended to be enlarged beyond the limits mapped for this district with the adoption of this Ordinance.

#### 2-503

**Permitted Uses.** The following uses are permitted in this district:

- (A) Agriculture, horticulture, forestry and fisheries, pursuant to Section 5-626.
- (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (C) Bed and ~~breakfast~~ Breakfast ~~homestay~~ Homestay, pursuant to Section 5-601(A).
- (D) Child care home, pursuant to Section 5-609.
- (E) Nature preserve, such as but not limited to, wildlife sanctuary, conservation area, and game preserve.
- (F) Dwelling, single family detached.
- (G) Home occupation, pursuant to Section 5-400.
- (H) Public or private playground, or neighborhood park.
- (I) Tenant dwelling, pursuant to Section 5-602(A) & (C).
- (J) Guest house, pursuant to Section 5-612.
- (K) Wayside stand, pursuant to Section 5-604, when located on a parcel ten (10) acres or greater.
- (L) School, private elementary or middle, for fifteen or less (15) pupils.
- (M) Bus shelter.

- (N) Commuter parking lot, with less than 50 spaces.
- (O) Nursery, production with state road frontage, pursuant to Section 5-605.
- (P) Recycling drop off collection center, small, pursuant to Section 5-607.
- (Q) Sewer pumping station pursuant to Section 5-621.
- (R) Stable, neighborhood, on greater than twenty-five (25) acres with frontage on a state maintained road.
- (S) Stable, private.
- (T) Utility substation, dedicated.
- (U) Water pumping station, pursuant to Section 5-621.
- (V) School, public.
- (W) Pet Farm.
- (X) Compact cluster development option, pursuant to Section 2-507.
- (Y) Telecommunications antenna, pursuant to Section 5-618(A).
- (Z) Telecommunications monopole, pursuant to Section 5-618(B)(1).

## 2-504

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Bed and breakfast ~~inn~~Inn, pursuant to Section 5-601(B), by Minor Special Exception.
- (B) Cemetery, mausoleum, or memorial park, pursuant to Section 5-637.
- (C) Church, synagogue and temple.
- (D) Community center.
- (E) Congregate housing facility.
- (F) Country club.

- (G) Country ~~inn~~Inn, pursuant to Section 5-601(C), by Minor Special Exception.
- (H) Fire and/or rescue station.
- (I) Orphanage or other similar institution.
- (J) Private club or lodge.
- (K) Recycling drop off collection center, large, pursuant to Section 5-607.
- (L) Sewage treatment plant, pursuant to Section 5-621.
- (M) Tenant dwelling, pursuant to Section 5-602(B) & (C).
- (N) Utility transmission line, overhead.
- (O) Water treatment plant, pursuant to Section 5-621.
- (P) Stable, neighborhood, on less than twenty five (25) acres or without frontage on a state maintained road.
- (Q) Kennel, pursuant to Section 5-606.
- (R) Veterinary service.
- (S) Animal hospital.
- (T) Camp, day and boarding, pursuant to Section 5-645.
- (U) Nursery, production without state road frontage, pursuant to Section 5-605.
- (V) Library.
- (W) Golf course.
- (X) Child or adult daycare center, pursuant to Section 5-609.
- (Y) Commuter parking lot, with greater than 50 spaces.
- (Z) Structure or use primarily for federal, state, county, or local governmental purposes, not otherwise listed.
- (AA) Playing fields and courts, lighted.



- (BB) Public or private community or regional park.
- (CC) Public utility service center and storage yard.
- (DD) Radio and/or television tower.
- (EE) Continuing care facility.
- (FF) School.
- (GG) Utility substation, transmission, pursuant to Section 5-616.
- (HH) Water storage tank.
- (II) Utility substation, distribution, pursuant to Section 5-616.
- (JJ) Rural resort, pursuant to Section 5-601.
- (KK) Crematorium, pursuant to Section 5-637.
- (LL) Recreation establishment, outdoor.
- (MM) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (NN) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (OO) Police Station.
- (PP) Banquet/Event Facility, pursuant to Section 5-642.
- ~~(OO)~~(QQ) Country Inn with Restaurant, pursuant to Section 5-601(C).

## Section 2-600

### Countryside Residential-2: CR-2

#### 2-601

**Purpose.** This district is established to foster the conversion of existing residential properties zoned R-2 under the 1972 Zoning Ordinance which are not served by communal or municipal water and sewer facilities. These areas can be served by on-site well and wastewater systems at lower densities, but are areas in which the County allows higher densities when a cluster development pattern is served by public water and/or sewer facilities to preserve open space and to achieve a traditional design as envisioned in the Comprehensive Plan.

#### 2-602

**Size and Location.** The Comprehensive Plan does not support the creation of additional districts having development of a type characteristic of a CR-2 district, and this district is not intended to be enlarged beyond the limits mapped to this district with the adoption of this Ordinance.

#### 2-603

**Permitted Uses.** The following uses are permitted in this district:

- (A) Agriculture, horticulture, forestry and fisheries, pursuant to Section 5-626.
- (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (C) Bed and ~~breakfast~~ Breakfast homestay Homestay, pursuant to Section 5-601(A).
- (D) Child care home, pursuant to Section 5-609(A).
- (E) Nature preserve, such as but not limited to, wildlife sanctuary, conservation area, and game preserve.
- (F) Dwelling, single family detached.
- (G) Guest house, pursuant to Section 5-612.
- (H) Home occupation, pursuant to Section 5-400.
- (I) Public or private playground, or neighborhood park.
- (J) Tenant dwelling, pursuant to Section 5-602(A) & (C).
- (K) Compact cluster development option, pursuant to Section 2-607.
- (L) Bus shelter.
- (M) Commuter parking, lot, with less than 50 spaces.

- (N) Recycling drop off collection center, small, pursuant to Section 5-607.
- (O) Sewer pumping station, pursuant to Section 5-621.
- (P) Utility substation, dedicated.
- (Q) Water pumping station, pursuant to Section 5-621.
- (R) School, private elementary or middle, for fifteen (15) or less pupils.
- (S) School, public.
- (T) Pet Farm.
- (U) Telecommunications antenna, pursuant to Section 5-618(A).
- (V) Telecommunications monopole, pursuant to Section 5-618(B)(1).

**2-604**

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Bed and breakfast ~~inn~~Inn, pursuant to Section 5-601(B), by Minor Special Exception.
- (B) Cemetery, mausoleum, or memorial park, pursuant to Section 5-637.
- (C) Church, synagogue and temple.
- (D) Community center.
- (E) Congregate housing facility.
- (F) Country club.
- (G) Country ~~inn~~Inn, pursuant to Section 5-601(C), by Minor Special Exception.
- (H) Fire and/or rescue station.
- (I) Orphanage, or other similar institution.
- (J) Private club or lodge.
- (K) School.

- (L) Sewage treatment plant, pursuant to Section 5-621.
- (M) Tenant dwelling, pursuant to Section 5-602(B) & (C).
- (N) Utility transmission lines, overhead.
- (O) Water treatment plant.
- (P) Library.
- (Q) Golf course.
- (R) Child or adult daycare, pursuant to Section 5-609.
- (S) Commuter parking lot, with greater than 50 spaces.
- (T) Structure or use primarily for federal, state, county, or local governmental purposes, not otherwise listed.
- (U) Playing fields and courts, lighted.
- (V) Public or private community or regional park.
- (W) Radio and/or television tower.
- (X) Continuing care facility.
- (Y) Utility substation, transmission, pursuant to Section 5-616.
- (Z) Water storage tank.
- (AA) Utility substation, distribution, pursuant to Section 5-616.
- (BB) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (CC) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (DD) Police Station.
- (EE) Banquet/Event Facility, pursuant to Section 5-642.
- ~~(DD)~~(FF) Country Inn with Restaurant, pursuant to Section 5-601(C)

## Section 2-700

### Countryside Residential-3: CR-3

- 2-701 Purpose.** This district is established to foster the conversion of existing residential properties zoned R-2 under the 1972 Zoning Ordinance which are served by public sewer only. These areas can be served by on-site well and wastewater systems at lower densities, but are areas in which the County allows higher densities when a cluster development pattern is served by public water and/or sewer facilities to preserve open space and to achieve a traditional design as envisioned in the Comprehensive Plan.
- 2-702 Size and Location.** The Comprehensive Plan does not support the creation of additional districts having development of a type characteristic of a CR-3 district, and this district is not intended to be enlarged beyond the limits mapped to this district with the adoption of this Ordinance.
- 2-703 Permitted Uses.** The following uses are permitted in this district:
- (A) Agriculture, horticulture, forestry and fisheries, pursuant to Section 5-626.
  - (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
  - (C) Child care home, pursuant to Section 5-609(A).
  - (D) Nature preserve, such as but not limited to, wildlife sanctuary, conservation area, and game preserve.
  - (E) Dwelling, single family detached.
  - (F) Guest house, pursuant to Section 5-612.
  - (G) Home occupation, pursuant to Section 5-400.
  - (H) Public or private playground, or neighborhood park.
  - (I) Compact cluster development option, pursuant to Section 2-707.
  - (J) Bus shelter.
  - (K) Commuter parking lot, with less than 50 spaces.
  - (L) Recycling drop off collection center, small, pursuant to Section 5-607.
  - (M) Sewer pumping station pursuant to Section 5-621.
  - (N) Water pumping station pursuant to Section 5-621.

- (O) Utility substation, dedicated.
- (P) School, private elementary or middle, for less than 15 pupils.
- (Q) School, public.
- (R) Pet Farm.
- (S) Telecommunications antenna, pursuant to Section 5-618(A).
- (T) Telecommunications monopole, pursuant to Section 5-618(B)(1).

## 2-704

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Bed and breakfast ~~inn~~Inn, pursuant to Section 5-601(B), by Minor Special Exception.
- (B) Cemetery, mausoleum, or memorial park, pursuant to Section 5-637.
- (C) Church, synagogue and temple, pursuant to Section 5-639.
- (D) Community center.
- (E) Congregate housing facility.
- (F) Country club.
- (G) Country ~~inn~~Inn, pursuant to Section 5-601(C), by Minor Special Exception.
- (H) Fire and/or rescue station.
- (I) Orphanage or other similar institution.
- (J) Private club or lodge.
- (K) School.
- (L) Sewage treatment plant, pursuant to Section 5-621.
- (M) Utility transmission lines, overhead.
- (N) Water treatment plant, pursuant to Section 5-621.
- (O) Library.

- (P) Golf course.
- (Q) Child or adult daycare, pursuant to Section 5-609.
- (R) Commuter parking lot, with greater than 50 spaces.
- (S) Structure or use primarily for federal, state, county, or local governmental purposes, not otherwise listed.
- (T) Playing fields and courts, lighted.
- (U) Public or private community or regional park.
- (V) Radio and/or television tower.
- (W) Utility substation, transmission, pursuant to Section 5-616.
- (X) Water storage tank.
- (Y) Utility substation, distribution, pursuant to Section 5-616.
- (Z) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (AA) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (BB) Police Station.
- (CC) Banquet/Event Facility, pursuant to Section 5-642.
- ~~(BB)~~(DD) Country Inn with Restaurant, pursuant to Section 5-601(C).

**2-705 Lot Requirements for Lots Served By On-Site Well and Wastewater Systems.**

- (A) Size. Forty thousand (40,000) square feet minimum.
- (B) Width. One hundred seventy five (175) feet minimum.
- (C) Yards. Each lot shall provide the following yards:
  - (1) Front. Twenty five (25) feet minimum.
  - (2) Side. Minimum of twelve (12) feet on one side and nine (9) feet on the other side.

- (3) Rear. Fifty (50) feet minimum.
- (D) Length/Width Ratio: 5:1 maximum.
- (E) Maximum Residential Density. One lot per 40,000 square feet calculated on the overall parcel, exclusive of streets.



## **Section 2-800**

### **Countryside Residential-4: CR-4**

- 2-801 Purpose.** This district is established to foster the conversion of existing residential properties zoned R-4 under the 1972 Zoning Ordinance which are not served by public water and public sewer. These areas can be served by on-site well and wastewater systems at lower densities, but are areas in which the County allows higher densities when a cluster development pattern is served by public water and/or sewer facilities, to preserve open space and to achieve a traditional design as envisioned in the Comprehensive Plan.
- 2-802 Size and Location.** The Comprehensive Plan does not support the creation of additional districts having development of a type characteristic of a CR-4 district, and this district is not intended to be enlarged beyond the limits mapped to this district with the adoption of this Ordinance.
- 2-803 Permitted Uses.** The following uses are permitted in this district:
- (A) Agriculture, horticulture, forestry and fisheries.
  - (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
  - (C) Child care home, pursuant to Section 5-609(A).
  - (D) Nature preserve, such as but not limited to, wildlife sanctuary, conservation area, and game preserve.
  - (E) Dwelling, single family detached.
  - (F) Guest house, pursuant to Section 5-612.
  - (G) Home occupation, pursuant to Section 5-400.
  - (H) Public or private playground, or neighborhood park.
  - (I) Bus shelter.
  - (J) Commuter parking lot, with less than 50 spaces.
  - (K) Recycling drop off collection center, small, pursuant to Section 5-607.
  - (L) Sewer pumping station, pursuant to Section 5-621.
  - (M) Water pumping station, pursuant to Section 5-621.
  - (N) Utility substation, dedicated.

- (O) School, public.
- (P) Pet Farm.
- (Q) Telecommunications antenna, pursuant to Section 5-618(A).
- (R) Telecommunications monopole, pursuant to Section 5-618(B)(1).

**2-804**

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Cemetery, mausoleum, or memorial park.
- (B) Church, synagogue and temple.
- (C) Community center.
- (D) Congregate housing facility.
- (E) Country club.
- (F) Country ~~inn~~Inn, pursuant to Section 5-601(C), by Minor Special Exception.
- (G) Fire and/or rescue station.
- (H) Orphanage or other similar institution.
- (I) Private club or lodge.
- (J) School.
- (K) Sewage treatment plant, pursuant to Section 5-621.
- (L) Utility transmission lines, overhead.
- (M) Water treatment plant, pursuant to Section 5-621.
- (N) Library.
- (O) Golf course.
- (P) Child or adult daycare center, pursuant to Section 5-609.
- (Q) Commuter parking lot, with greater than 50 spaces.

- (R) Structure or use primarily for federal, state, county, or local governmental purposes, not otherwise listed.
- (S) Playing fields and courts, lighted.
- (T) Public or private community or regional park.
- (U) Radio and/or television tower.
- (V) Utility substation, transmission, pursuant to Section 5-616.
- (W) Water storage tank.
- (X) Utility substation, distribution, pursuant to Section 5-616.
- (Y) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (Z) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (AA) Police Station.
- (BB) Banquet/Event Facility, pursuant to Section 5-642.
- ~~(AA)~~(CC) Country Inn with Restaurant, pursuant to Section 5-601(C)

## **Section 2-900**

### **RC Rural Commercial District.**

- 2-901 Purpose.** This district is established for the conversion of existing commercial properties zoned C-1 under the 1972 Zoning Ordinance which are located sporadically in rural Loudoun but deemed appropriate to be retained as commercially zoned land for development to a more preferred development pattern. The district is also established in other areas to allow for residential and commercial uses where existing settlement patterns provide a unique opportunity for a variety of permitted and special exception uses. Uses in the RC District shall be compatible with existing village and neighborhood scale and character and allow local, neighborhood related commercial uses to be developed.
- 2-902 Size and Location.** New rural commercial districts shall be of a sufficient size to allow for a variety of uses, and shall only be located inside existing rural villages, which are those areas within the Village Conservation Overlay District, or those areas deemed appropriate for the range of uses that are allowed within the district.
- 2-903 Permitted Uses.** The following uses are permitted in this district:
- (A) Agriculture, horticulture, forestry or fishery, pursuant to Section 5-626.
  - (B) Art gallery.
  - (C) Business service establishment.
  - (D) Community center.
  - (E) Convenience food store, without gas pumps, pursuant to Section 5-617.
  - (F) Farm market, pursuant to Section 5-603.
  - (G) Farm machinery sales and service, pursuant to Section 5-615.
  - (H) Nursery, commercial, pursuant to Section 5-605.
  - (I) Personal service establishment.
  - (J) Post office, drop off and pick up.
  - (K) Public utility service center, without outdoor storage.
  - (L) Recycling collection center, small, pursuant to Section 5-607.

- (M) Restaurant, including carry out.
- (N) Residential uses.
- (O) Retail sales establishment.
- (P) Studio space - artist, crafts person, writer, etc.
- (Q) Bank or financial institution, pursuant to Section 5-659.
- (R) Theatre, indoor.
- (S) Home service establishment.
- (T) Office, administrative, business, and professional.
- (U) Office, medical and dental.
- (V) Park.
- (W) Veterinary service.
- (X) Wayside stand.
- (Y) Commuter parking lot.
- (Z) Facilities for lessons in dance, gymnastics, judo, and sports training.
- (AA) Utility substation, dedicated.
- (BB) Animal hospital.
- (CC) Church, synagogue, and temple.
- (DD) Dwelling, accessory to a permitted or special exception use.
- (EE) Farm supplies.
- (FF) Printing service.
- (GG) Water pumping station, pursuant to Section 5-621.
- (HH) Sewer pumping station, pursuant to Section 5-621.
- (II) Food store.
- (JJ) Library.

- (KK) Telecommunications antenna, pursuant to Section 5-618(A).
- (LL) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (MM) Contractor's Service Establishment, limited to landscape contractors and lawn maintenance services.
- (NN) Mill, feed and grain.
- (OO) Training Facility, accessory to a permitted or special exception use.
- (PP) Banquet/Event Facility, pursuant to Section 5-642.
- (QQ) Bed and Breakfast Homestay, pursuant to Section 5-601(A).
- (RR) Bed and Breakfast Inn, pursuant to Section 5-601(B).
- (SS) Country Inn, pursuant to Section 5-601(C).
- ~~(OO)~~(TT) Country Inn with Restaurant, pursuant to Section 5-601(C).

## 2-904

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions in Section 6-1300.

- (A) Any one permitted use in excess of 10,000 sq. ft. in gross floor area provided that agricultural uses, mill, feed and grain, farm supplies, farm market, and farm machinery sales and service are not subject to this limit.
- (B) Auction facility, livestock.
- (C) Automobile service station.
- (D) Funeral home or mortuary.
- (E) Private club or lodge.
- (F) Motor vehicle sales and accessory service.
- (G) Hotel/Motel.
- (H) Motor vehicle service and repair, accessory to an approved use.
- (I) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.

- (J) Recreation establishment, outdoor.
- (K) Fire and/or rescue station.
- (L) Mass transit facilities and stations.
- (M) Adult daycare center.
- (N) Child care center, pursuant to Section 5-609.
- (O) Recreation establishment, indoor.
- (P) Auction house.
- (Q) Sewage treatment plant, pursuant to Section 5-621.
- (R) Water treatment plant, pursuant to Section 5-621.
- (S) Water storage tank, pursuant to Section 5-621.
- (T) Crematorium, pursuant to Section 5-637.
- (U) School, private, accessory to a church.
- (V) Car wash, accessory to a convenience food store, pursuant to Section 5-617.
- (W) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (X) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (Y) Police Station.
- (Z) Training Facility.

## **DIVISION B: JOINT LAND MANAGEMENT AREA (JLMA) DISTRICTS**

### **Section 2-1000 Joint Land Management Area-1 District: JLMA-1**

**2-1001 Purpose and Intent.** This district is established to accommodate and foster the development of land within the joint land management areas (JLMAs) outside the incorporated towns in Loudoun County to:

- (A) Ensure development in the JLMA-1 district is consistent with the JLMA serving as a gateway to the towns;
- (B) Encourage an appropriate mix of residential and nonresidential land uses;
- (C) Provide a variety of housing types and lot sizes;
- (D) Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns;
- (E) Establish the type and scale of development desired for the entranceway of the towns; and
- (F) Implement jointly adopted area plans, where applicable.

**2-1002 Size and Location.** This district modifies and replaces the Countryside Residential (CR-1) district within the JLMAs. It is the intent of the County that the JLMA-1 boundaries not be extended beyond the existing JLMA boundaries. The limits of this district are as designated on the Zoning Map.

**2-1003 Use Regulations.** Table 2-1003 summarizes the principal use regulations of the JLMA-1 district.

- (A) **Organization of Use Table.** Table 2-1003 organizes the uses in the JLMA-1 district Use Table by Use Classifications, Use Categories and Use Types.
  - (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical



characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

- (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classifications, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.
  - (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1003 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “JLMA-1” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the JLMA-1 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the JLMA-1 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted under certain conditions, or allowed as a special exception under other conditions. These uses are identified as “P/S”.
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column means all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1003 (Additional Regulations for

Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.

<b>TABLE 2-1003</b> <b>JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION</b>			
USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
<b>Group Living</b>	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and</b>	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	

**TABLE 2-1003  
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-1</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Animal Husbandry Activity, On-Site</b>	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604

**TABLE 2-1003  
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-1</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Wetlands mitigation bank	P	Section 5-627
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Day Care Facilities</b>	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
<b>Cultural Government Facilities and</b>	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
<b>Education</b>	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
<b>Park and Open Space</b>	Cemetery	S	Section 6-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
	Wetlands mitigation bank	P	

**TABLE 2-1003  
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-1</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Public Safety</b>	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
<b>Utility</b>	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Sewage and water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
<b>COMMERCIAL USES</b>			
<b>Recreation and Entertainment</b>	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
<b>Retail Sales and Service</b>	Artist studio	S	

**TABLE 2-1003  
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

**P = PERMITTED   S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Small business	P/S	Section 5-614
	Farm Market (off-site production)	S	Section 5-603
<b>Visitor Accommodation</b>	Bed and <del>breakfast</del> <u>Breakfast</u> , <del>homestay</del> <u>Homestay</u>	P/ <del>S</del>	Section 5-601(A)
	Bed and <del>breakfast</del> <u>Breakfast</u> Inn	<del>S</del> <u>M</u>	Section 5-601( <del>A</del> <u>B</u> )
<b>INDUSTRIAL USES</b>			
<b>Telecommunication Use and/or Structure</b>	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

## Section 2-1100

### Joint Land Management Area-2 District: JLMA-2

#### 2-1101

**Purpose and Intent.** This district is established to accommodate and foster the development of land within the joint land management areas (JLMAs) outside the incorporated towns in Loudoun County to:

- (A) Ensure development in the JLMA-2 district is consistent with the JLMA serving as a gateway to the towns;
- (B) Encourage an appropriate mix of residential and nonresidential land uses;
- (C) Provide a variety of housing types and lot sizes;
- (D) Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns;
- (E) Establish the type and scale of development desired for the entranceway of the towns; and
- (F) Implement jointly adopted area plans, where applicable.

#### 2-1102

**Size and Location.** This district modifies and replaces the Countryside Residential (CR-2) district within the JLMAs. It is the intent of the County that the JLMA-2 boundaries not be extended beyond the existing JLMA boundaries.

#### 2-1103

**Use Regulations.** Table 2-1103 summarizes the principal use regulations of the JLMA-2 district.

- (A) **Organization of Use Table.** Table 2-1103 organizes the uses in the JLMA-2 district Use Table by Use Classifications, Use Categories and Use Types.
  - (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the

type of customers or residents, how goods or services are sold or delivered, and site conditions.

- (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classifications, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.
  - (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings are a Use Type in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1103 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “JLMA-2” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the JLMA-2 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the JLMA-2 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted under certain conditions, or allowed as a special exception under other conditions. These uses are identified as “P/S”.
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column means all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.



- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1103 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.

<b>TABLE 2-1103</b> <b>JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
<b>Group Living</b>	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services directly related to</b>	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627

**TABLE 2-1103  
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>on-going agriculture, horticulture and animal husbandry activity, on-site</b>	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Wayside stand	P	Section 5-604

**TABLE 2-1103  
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Wetlands mitigation bank	P	Section 5-627
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Day Care Facilities</b>	Child care home	P	Section 5-609
	Child or adult day care center	S	Section 5-609
<b>Cultural and Government Facilities</b>	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
<b>Education</b>	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
<b>Park and Open Space</b>	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
<b>Public Safety</b>	Fire and/or rescue station	S	Section 5-638

**TABLE 2-1103  
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Police station or substation	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
<b>Utility</b>	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103 (D)
	Sewage and Water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
<b>COMMERCIAL USES</b>			
<b>Food and Beverage</b>	Restaurant	S	Section 5-643
<b>Recreation and Entertainment</b>	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
<b>Retail Sales and Service</b>	Artist studio	S	

**TABLE 2-1103  
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

**P = PERMITTED   S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Small business	P/S	Section 5-614
	Farm market (off-site production)	S	Section 5-603
<b>Visitor Accommodation</b>	Bed and <del>breakfast</del> <u>Breakfast</u> <del>homestay</del> <u>Homestay</u>	P/ <del>S</del>	Section 5-601 <u>(A)</u>
	Bed and <del>breakfast</del> <u>Breakfast</u> <del>inn</del> <u>Inn</u>	<del>S</del> <u>M</u>	Section 5-601 <u>(B)</u>
<b>INDUSTRIAL USES</b>			
<b>Telecommunication Use and/or Structure</b>	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

## Section 2-1200

### Joint Land Management Area-3 District: JLMA-3

#### 2-1201

**Purpose and Intent.** This district is established to accommodate and foster the development of land within the town's joint land management areas (JLMAs) outside the incorporated towns in Loudoun County to:

- (A) Ensure development in the JLMA-3 district is consistent with the JLMA serving as a gateway to the towns;
- (B) Provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, low density clustered residential developments and other uses in a predominantly rural environment;
- (C) Encourage an appropriate mix of residential and nonresidential land uses;
- (D) Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns; and
- (E) Implement jointly adopted plans where applicable.

#### 2-1202

**Size and Location.** This district replaces the Agricultural Residential (A-3) district within the JLMAs. It is the intent of the County that the JLMA-3 district boundaries not be extended beyond the existing JLMA boundaries.

#### 2-1203

**Use Regulations.** Table 2-1203 summarizes the principal use regulations of the JLMA-3 district.

- (A) **Organization of Use Table.** Table 2-1203 organizes the uses in the JLMA-3 district use table by Use Classifications, Use Categories and Use Types.
  - (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general "Use Categories" and specific "Use Types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

- (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classifications, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.
- (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings are a Use Type in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1203 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “JLMA-3” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the JLMA-3 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the JLMA-3 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions, or allowed as a special exception under other conditions. These uses are identified as “P/S”.
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column mean all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Type is defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1203 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific

regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.

<b>TABLE 2-1203</b> <b>JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-3</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory apartment or dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation dwelling (accessory to single family detached dwelling)	P	Section 5-400
<b>Group Living</b>	Congregate housing facility	S	
	Continuing care facility	S	
	Convent, monastery, or seminary	S	Section 5-656
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626



**TABLE 2-1203  
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-3</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b>	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, with more than 10 special events per year	S	Section 5-627
	Equestrian facility, on lots of less than 50 acres or without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm machinery sales, rental, and service	S	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, production	P	Section 5-605
	Nursery, commercial	S	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627

**TABLE 2-1203  
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-3</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
<b>Animal Services</b>	Animal hospital	S	Section 5-631
	Kennel	S	Section 5-606(A)
	Kennel, Indoor	P	Section 5-606(B)
	Veterinary service	P	Section 5-627
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Day Care Facilities</b>	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
<b>Cultural Government Facilities and</b>	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with less than 50 spaces	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
<b>Education</b>	School (elementary or middle), for fifteen (15) or less pupils	P	Section 5-655

**TABLE 2-1203  
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-3</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	School (elementary, middle, or high), for more than 15 pupils	S	
	School, Private	S	
<b>Health Services</b>	Office, medical	S	
	Hospital	S	Section 5-610
<b>Park and Open Space</b>	Arboretum	S	
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
<b>Public Safety</b>	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
<b>Utility</b>	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	P	Section 5-621

Section 2-1200

Revision Date: ~~April 20, 2010~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1203  
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Sewage and water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
<b>COMMERCIAL USES</b>			
<b>Conference and Training Centers</b>	Rural agricultural corporate retreat	S	Section 5-619
<b>Food and Beverage</b>	<u>Banquet/Event Facility</u>	<u>S</u>	<u>Section 5-642</u>
	Restaurant	S	Section 5-643
<b>Office</b>	Educational or research facility related to the uses in this district	S	
<b>Recreation and Entertainment</b>	Camp, day and boarding	S	Section 5-645
	Country club	S	
	Golf course	S	Section 5-648
	Private club or lodge	S	
	Recreation establishment, outdoor	S	
<b>Retail Sales and Service</b>	Artist studio	S	
	Small business	P/S	Section 5-614
	Farm market (off-site production)	S	Section 5-603
<b>Visitor Accommodation</b>	Bed and <del>breakfast</del> <u>Breakfast</u> , <del>homestay</del> <u>Homestay</u>	<del>P/S</del>	Section 5-601(A)

**TABLE 2-1203  
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

**P = PERMITTED   S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Bed and <del>breakfast</del> <u>Breakfast</u> <del>inn</del> <u>Inn</u>	<u>SM</u>	Section 5-601(B)
	Country <del>inn</del> <u>Inn</u>	<u>MS</u>	Section 5-601( <u>C</u> )
	<u>Country Inn with Restaurant</u>	<u>S</u>	<u>Section 5-601(C)</u>
	Guest farm or ranch, leasing no more than three (3) guest rooms	P	
<b>INDUSTRIAL USES</b>			
<b>Telecommunications Use and/or Structure</b>	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

## Section 2-1300

## JLMA-20 (JOINT LAND MANAGEMENT AREA – 20)

### 2-1301

**Purpose and Intent.** The purpose and intent of the JLMA-20 district is to:

- (A) Provide for uses that are compatible with the Leesburg Executive Airport and allow for future expansion of the airport and/or existing agricultural use.
- (B) Provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses.
- (C) Encourage an appropriate mix of land uses;
- (D) Implement jointly adopted area plans, where applicable.

### 2-1302

**Size and Location.** It is the intent of the County that the JLMA-20 district boundaries not be extended beyond the existing JLMA-20 boundaries.

### 2-1303

**Use Regulations.** Table 2-1303 summarizes the principal use regulations of the JLMA-20 district.

- (A) **Organization of Use Table.** Table 2-1303 organizes the uses in the JLMA-20 district by Use Classifications, Use Categories and Use Types.
  - (1) **Use Classifications.** The Use Classifications are: agricultural uses; residential use; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., agricultural uses and residential uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
  - (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

- (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings are a Use Type in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1303 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “JLMA-20” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the JLMA-20 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the JLMA-20 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional regulations for Specific Uses (Section 5-600), a Use type will be permitted under certain conditions, or allowed as a special exception under other conditions. These uses are identified as “P/S”.
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Type is defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1303 (JLMA-20 District Use Table) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.

**TABLE 2-1303  
JLMA-20 JOINT LAND MANAGEMENT AREA-20 DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-20</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Caretaker's residence (accessory to single family detached dwelling)	P	
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
<b>Group Living</b>	Dormitory, seasonal labor	P	Section 5-632
	Tenant dwelling	P	Section 5-602
	Tenant dwelling, seasonal labor	P	Section 5-602(C)
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services directly related to on-going agriculture, horticulture and animal husbandry activity, on-site</b>	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Agritainment	P	Section 5-627
	Commercial winery	S	Section 5-625
	Custom operators	P	Section 5-627

Section 2-1300

Revision Date: ~~December 3, 2007~~ **June 2, 2014**  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text



**TABLE 2-1303  
JLMA-20 JOINT LAND MANAGEMENT AREA-20 DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-20</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Feedlot (for on-going, on-site animal husbandry activities)	P	Section 5-627
	Nursery, commercial	P	Section 5-605
	Pet farms	P	Section 5-627
	Stable	P	Section 5-627
	Virginia farm winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
	Sawmill	S	Section 5-629
	Equestrian facility with more than 10 special events per year.	S	Section 5-627
<b>Agriculture Support and Services not directly related to on-going agriculture, horticulture and animal husbandry activity, on-site</b>	Agricultural research facility	P	Section 5-644
	Animal care businesses	P	
	Equestrian facility	P	
	Farm machine repair	P	

**TABLE 2-1303  
JLMA-20 JOINT LAND MANAGEMENT AREA-20 DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-20</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road	P	
	Stable, private	P	
	Equestrian facility with more than 10 special events per year.	S	Section 5-630
	Equestrian facility, on lots of less than 50 acres or without frontage on a state maintained road.	S	Section 5-630
	Stable, neighborhood, on lots of less than 25 acres or without frontage on a state maintained road	S	Section 5-630
<b>Animal Services</b>	Animal hospital	S	Section 5-631
	Kennel	S	Section 5-606
	Veterinary service	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Aviation</b>	Airport/landing strip	S	Section 5-633
<b>Cultural and Government Facilities</b>	General Government Use	S	Section 5-631
	Fairground	S	Section 5-635
<b>Education</b>	School (elementary, middle, or high),	S	
	Vocational school	S	
<b>Park and Open Space</b>	Arboretum	P	Section 5-636
	Botanical garden or nature study area	P	Section 5-636
	Cemetery	S	Section 5-637

Section 2-1300

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1303  
JLMA-20 JOINT LAND MANAGEMENT AREA-20 DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-20</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
<b>Public Safety</b>	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple, or mosque, with seating capacity of 300 or less in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple or mosque, with seating capacity of more than 300 in sanctuary or main activity area, or accessory schools, day care centers with more than 50 children.	S	Section 5-639
<b>Utility</b>	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, dedicated	S	Section 5-621
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103 (D)
	Sewage and Water pumping station	P	Section 5-621

Section 2-1300

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1303  
JLMA-20 JOINT LAND MANAGEMENT AREA-20 DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-20</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Water storage tank	S	Section 5-621
<b>COMMERCIAL USES</b>			
<b>Retail Sales and Service</b>	Small Business	S	Section 5-614
<b>Conference and Training Centers</b>	Conference and training centers	S	Section 5-640
	Rural agricultural corporate retreat	S	Section 5-619
<b>Food and Beverage</b>	<u>Banquet/Event Facility</u>	<u>M</u>	<u>Section 5-642</u>
	Restaurant	S	
<b>Recreation and Entertainment</b>	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	S	Section 5-645
	Campground	S	Section 5-646
	Cross-country ski business	P	Section 5-647
	Golf course	S	Section 5-648
	Rural recreational establishment, outdoor	P	
<b><u>Visitor Accommodation</u></b>	<u>Bed and Breakfast Homestay</u>	<u>P</u>	<u>Section 5-601(A)</u>
	<u>Bed and Breakfast Inn</u>	<u>P</u>	<u>Section 5-601(B)</u>
	<u>Country Inn</u>	<u>M</u>	<u>Section 5-601(C)</u>
	<u>Country Inn with Restaurant</u>	<u>S</u>	<u>Section 5-601(C)</u>
<b><u>INDUSTRIAL USES</u></b>			
<b>Telecommunication Use and/or Structure</b>	Telecommunications antenna	P	Section 5-618(A)



## DIVISION C – TRANSITION DISTRICT REGULATIONS

### Section 2-1400 TR-10 (Transitional Residential - 10)

#### 2-1401 **Purpose and Intent.** The purpose and intent of the TR-10 district is to:

- (A) Create a visual/spatial transition between the suburban area and the rural area of the County;
- (B) Provide for an environment that is low density in character to facilitate a transition between the suburban area and the rural area of the County;
- (C) Achieve a blend of rural and suburban development;
- (D) Achieve a balance between the built and natural environment;
- (E) Protect drinking water resources; and
- (F) Implement requirements that open space be provided in conjunction with the standards of this Ordinance.

#### 2-1402 **Use Regulations.** Table 2-1402 summarizes the principal use regulations of the TR-10 district.

- (A) **Organization of Use Table.** Table 2-1402 organizes the uses in the TR-10 district by Use Classifications, Use Categories and Use Types.
  - (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
  - (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living

and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

- (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1402 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-10” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-10 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the TR-10 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions, or allowed as a special exception under other conditions. In those instances, it is identified as “P/S.”
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Categories are defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1402 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1402 are defined in Article VIII (Definitions).

**TABLE 2-1402  
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Caretaker's residence (accessory to single family detached dwelling)	P	
	Dwelling, single-family detached, including manufactured housing	P	Manufacturing housing subject to Section 5-620
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
<b>Group Living</b>	Congregate housing facility	S	
	Continuing care facility	S	
	Convent or monastery	S	Section 5-656
	Orphanage or similar institution	S	
	Tenant dwelling (accessory to agriculture, horticulture or animal husbandry uses)	P/S	Section 5-602
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and</b>	Agricultural processing	S	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627

Section 2-1400

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text



**TABLE 2-1402  
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-10</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Animal Husbandry Activity, On-Site</b>	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm co-ops	P	Section 5-627
	Farm based tourism	P	Section 5-628
	Farm markets	P	Section 5-603
	Pet farms	P	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Stables	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
<b>Agricultural Support and Services Not Directly Associated with On-Site</b>	Agricultural research facility	S	Section 5-644
	Animal care businesses	P	Section 5-630
	Central farm distribution hub	S	Section 5-630

Section 2-1400

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1402  
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-10</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Agricultural Activity</b>	Equestrian facility	P	Section 5-630
	Nursery, commercial	S	Section 5-605
	Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road	P	Section 5-630
	Stable, private	P	Section 5-630
<b>Animal Services</b>	Animal hospital	S	Section 5-631
	Kennel	P	Section 5-606
	Kennel, Indoor	P	Section 5-606
	Veterinary service	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Aviation</b>	Airport/landing strip	S	Section 5-633
<b>Day Care Facilities</b>	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
<b>Cultural and Governmental Facilities</b>	Community center, HOA facilities only	P	
	Structures or uses for local government purposes not otherwise listed in the district	S	
<b>Education</b>	Colleges or universities (including dorms)	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
<b>Park and Open Space</b>	Arboretum	P	Section 5-636
	Botanical garden or nature study area	P	Section 5-636
	Cemetery	S	Section 5-637

Section 2-1400

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1402  
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-10</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
<b>Public Safety</b>	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
<b>Utility</b>	Communal sewer system	P	Section 5-621
	Communal water supply system	P	Section 5-621
	Public utility service center and storage yard	S	Section 5-621
	Public utility service center, without outdoor storage	P	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	S	Section 5-621
	Utility substation, distribution	S	Section 5-616 and 5-621

**TABLE 2-1402  
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless exempted by Section 1-103(D)
	Utility transmission line, underground	P	
	Water storage tank	S	Section 5-621
	Sewer and water pumping station	P	Section 5-621
<b>COMMERCIAL USES</b>			
<b>Conference and Training Centers</b>	Conference and training centers	S	Section 5-640
	Rural agricultural corporate retreat	S	Section 5-619
	Rural Resort	S	Section 5-601(D)
	Rural Retreat	S	Section 5-601(D)
<b><u>Food and Beverage</u></b>	<b><u>Banquet/Event Facility</u></b>	<b><u>M</u></b>	<b><u>Section 5-642</u></b>
<b>Recreation and Entertainment</b>	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	S	Section 5-645
	Campground	S	Section 5-646
	Eco-tourism	P	Section 5-647
	Golf course	S	Section 5-648
	Private club or lodge	S	
	Recreation establishment, outdoor	S	
	Rural recreation establishment, outdoor	P	

Section 2-1400

Revision Date: ~~December 3, 2007~~ **June 2, 2014**  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1402  
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Retail Sales and Service</b>	Antique shop	S	Section 5-650
	Art gallery or art studio	S	Section 5-650
	Craft shop	S	Section 5-650
	Farm machinery sales and service	S	Section 5-615
	Mill, feed and farm supply center	S	
	Small business	P/S	Section 5-614
	Studio space – artist, craftsperson, writer, etc.	P	Section 5-650
<b>Visitor Accommodation</b>	Bed and <del>breakfast</del> <u>Breakfast homestay</u>	<del>P</del> <u>S</u>	Section 5-601(A)
	Bed and <del>breakfast</del> <u>Breakfast inn</u>	<del>S</del> <u>P</u>	Section 5-601(B)
	Country <del>inn</del> <u>Inn</u>	<del>S</del> <u>M</u>	Section 5-601(C)
	<u>Country Inn with Restaurant</u>	<u>S</u>	<u>Section 5-601(C)</u>
<b>INDUSTRIAL USES</b>			
<b>Telecommunication Facilities</b>	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)
<b>Waste-Related Uses</b>	Vegetative waste management facility	S	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)
	Yard waste composting facility	S	
	Stockpiling of dirt	S	Section 5-657

## Section 2-1500

### TR-3 (Transitional Residential-3)

#### 2-1501

#### Purpose and Intent.

- (A) The purpose and intent of the TR-3 district is to:
- (1) Create a visual/spatial transition between the suburban area and the rural area of the County;
  - (2) Achieve a blend of rural and suburban development;
  - (3) Encourage new development designs that incorporate both suburban and rural features;
  - (4) Achieve a balance between the built and natural environment;
  - (5) Protect and integrate open space and natural resources; and
  - (6) Implement requirements that open space be provided in conjunction with the standards of this Ordinance.
- (B) **TR-3UBF** This sub-district establishes a minimum of 50% open space to be more compatible with adjacent suburban development.
- (C) **TR-3LBR** is created as a sub-district of TR-3 to reflect differing open space requirements. This sub-district establishes a minimum of 70% open space in order to be more compatible with rural development patterns in adjoining jurisdictions and to protect the environment and areas surrounding the Bull Run.
- (D) **TR-3LF** This sub-district establishes a minimum of 50% open space in order to be more compatible with adjacent suburban development.

#### 2-1502

**Use Regulations.** Table 2-1502 summarizes the principal use regulations of the TR-3 districts.

- (A) **Organization of Use Table.** Table 2-1502 organizes the uses in the TR-3 districts by Use Classifications, Use Categories and Use Types.
- (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning

present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

- (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.
  - (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1502 are defined in Article VIII (Definitions).
  - (C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-3” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-3 districts, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the TR-3 districts as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a special exception under other conditions. In those instances, it is identified as “P/S.”
  - (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the

Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1502 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1502 are defined in Article VIII (Definitions).

TABLE 2-1502 TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE					
P = PERMITTED S = SPECIAL EXCEPTION					
USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>RESIDENTIAL USES</b>					
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	P	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	P	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	P	P	Section 5-400
	Guest house (accessory to single family detached dwelling)	P	P	P	Section 5-612
<b>Group Living</b>	Congregate housing facility	S	S	S	
	Continuing care facility	S	S	S	
	Convent or monastery	S	S	S	Section 5-656
	Orphanage or similar institution	S	S	S	
	Tenant dwelling	P/S	P/S	P/S	Section 5-602
<b>AGRICULTURAL USES</b>					
<b>Agriculture</b>	General Use Category	P	P	P	Section 5-626



**TABLE 2-1502  
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-3 UBF</b>	<b>TR-3 LBR</b>	<b>TR-3 LF</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Horticulture</b>	General Use Category	P	P	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	P	P	Section 5-626
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b>	Agricultural processing		S		Section 5-627
	Animal care business	P	P	P	Section 5-627
	Custom operators	P	P	P	Section 5-627
	Direct market business for sale of products produced on-site- including but not limited to PYO (pick- your-own)	P	P	P	Section 5-627
	Equestrian facilities	P	P	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	S	S	Section 5-627
	Farm co-ops	P	P	P	Section 5-627
	Farm based tourism	P	P	P	Section 5-628
	Farm markets	P	P	P	Section 5-603
	Nursery, commercial	S	S	S	Section 5-605
	Nursery, production		P		Section 5-605
	Nursery, production, without frontage on a state maintained road		S		Section 5-605
	Pet farms	P	P	P	Section 5-627
	Stables	P	P	P	Section 5-627

**TABLE 2-1502  
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	S	S	Section 5-627
	Virginia farm winery	P	P	P	
	Wayside stand	P	P	P	Section 5-604
<b>Agricultural Support and Services <u>not</u> directly associated with agricultural activity</b>	Agricultural Research Facility	S	S	S	Section 5-644
	Animal Care Business	P	P	P	Section 5-630
	Equestrian Facility	P	P	P	Section 5-630
	Equestrian facility on lots of less than 50 acres or without frontage on a state maintained road	S	S	S	Section 5-630
	Stable, neighborhood on lots	P	P	P	Section 5-630
	Stable, Private	S	S	S	Section 5-630
<b>Animal Services</b>	Animal Hospital	S	S	S	Section 5-631
	Kennel		S		Section 5-606
	Kennel, Indoor		P		Section 5-606
	Veterinary service	P	P	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>					
<b>Day Care Facilities</b>	Child care home	P	P	P	Section 5-609(A)
	Child or adult day care center	S	S	S	Section 5-609(B)
<b>Cultural and Governmental Facilities</b>	Community center, HOA facilities only	P	P	P	
	Structures or uses for local government purpose not otherwise listed in the district	S	S	S	

**TABLE 2-1502  
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Education</b>	Colleges or universities (including dorms)	S	S	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	P	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	S	S	
	Seminary	S	S	S	
	Vocational school	S	S	S	
<b>Park and Open Space</b>	Arboretum	P	P	P	Section 5-636
	Botanical garden or nature study area	P	P	P	Section 5-636
	Cemetery	S	S	S	Section 5-637
	Mausoleum	S	S	S	Section 5-637
	Crematorium	S	S	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	P	P	
	Community, neighborhood or regional park, active recreational uses	S	S	S	
	Wetland mitigation bank	P	P	P	
<b>Public Safety</b>	Fire and/or rescue station	S	S	S	Section 5-638
	Police station or substation	S	S	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	P	P	Section 5-639

Section 2-1500

Revision Date: ~~December 3, 2007~~ **June 2, 2014**  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1502  
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	S	S	Section 5-639
Utility	Communal sewer system	P			Section 5-621
	Communal water supply system	P			Section 5-621
	Public utility service center and storage yard	S	S	S	Section 5-621
	Public utility service center, without outdoor storage	P	P	P	Section 5-621
	Recycling drop off collection center, public	P	P	P	Section 5-607
	Recycling drop off collection center, private	S	S	S	Section 5-607
	Water and sewage treatment plant	S	S	S	Section 5-621
	Utility substation, dedicated	P	S	P	Section 5-621
	Utility substation, distribution	S	S	S	Section 5-616 and 5-621
	Utility substation, transmission	S	S	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	S	S	Unless exempted by Section 1-103 (D)
	Utility transmission line, underground	P	P	P	
	Water storage tank	S	S	S	Section 5-621
	Water and sewer pumping station	P	P	P	Section 5-621

Section 2-1500

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1502  
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>COMMERCIAL USES</b>					
<b><u>Food and Beverage</u></b>	<b><u>Banquet/Event Facility</u></b>		<b><u>M</u></b>		<b><u>Section 5-642</u></b>
<b>Recreation and Entertainment</b>	Camp, day and boarding, with 30 or fewer campers	P	P	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	S	S	S	Section 5-645
	Golf course	S	S	S	Section 5-648
	Private club or lodge	S	S	S	
<b>Retail Sales and Service</b>	Small business	P/S	P/S	P/S	Section 5-614
<b>Visitor Accommodation</b>	Bed and <del>breakfast</del> <b><u>Breakfast</u></b> <del>homestay</del> <b><u>Homestay</u></b>	<del>P/S</del>	<del>P/S</del>	<del>P/S</del>	Section 5-601(A)
	Bed and <del>breakfast inn</del> <b><u>Breakfast inn</u></b>	<del>S</del> <b><u>P</u></b>	<del>S</del> <b><u>P</u></b>	<del>S</del> <b><u>P</u></b>	Section 5-601(B)
	Country <del>inn</del> <b><u>Inn</u></b>		<del>S</del> <b><u>M</u></b>		Section 5-601(C)
	<b><u>Country Inn with Restaurant</u></b>		<b><u>S</u></b>		<b><u>Section 5-601(C)</u></b>
<b>INDUSTRIAL USES</b>					
<b>Telecommunication Facilities</b>	Radio and/or television tower	S	S	S	Section 5-618
	Telecommunications antenna	P	P	P	Section 5-618(A)
	Telecommunications monopole	P	P	P	Section 5-618(B)(1)
	Telecommunications monopole	S	S	S	Section 5-618(B)(2)
	Telecommunication transmissions tower	S	S	S	Section 5-618(C)(2)
<b>Waste-Related Uses</b>	Yard Waste and/or Vegetative waste composting facility		S		

## Section 2-1600

### TR-2 (Transitional Residential - 2)

#### 2-1601

**Purpose and Intent.** The purpose and intent of the TR-2 district is to:

- (A) Create a visual/spatial transition between the suburban area and the rural area of the County;
- (B) Achieve a blend of rural and suburban development;
- (C) Encourage new development designs that incorporate both suburban and rural features;
- (D) Achieve a balance between the built and natural environment;
- (E) Protect and integrate open space and natural resources; and
- (F) Implement requirements that open space be provided in conjunction with the standards of this Ordinance.

#### 2-1602

**Use Regulations.** Table 2-1602 summarizes the principal use regulations of the TR-2 district.

- (A) **Organization of Use Table.** Table 2-1602 organizes the uses in the TR-2 district by Use Classifications, Use Categories and Use Types.
  - (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
  - (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

- (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1602 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-2” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-2 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other county ordinances. An “S” indicates that a Use Type is allowed in the TR-2 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted under certain conditions —(allowed as a permitted use), or allowed as a special exception under other conditions. In those instances, it is identified as “P/S.”
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Categories are defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1602 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1602 are defined in Article VIII (Definitions).

**TABLE 2-1602  
TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
<b>Group Living</b>	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Monastery or convent	S	Section 5-656
	Tenant dwelling	P/S	Section 5-602
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services</b>	Animal care business	P	Section 5-627

Section 2-1600

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text



**TABLE 2-1602  
TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b>	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm co-ops	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm markets	P	Section 5-603
	Pet farms	P	Section 5-627
	Stables	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Wayside stand	P	Section 5-604
<b>Animal Services</b>	Veterinary service	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Day Care Facilities</b>	Child care home	P	Section 5-609(A)
	Child or adult day care	S	Section 5-609(B)
<b>Cultural and Governmental Facilities</b>	Community center, HOA facilities only	P	
	Structures or uses for local government purposes not otherwise listed	S	
<b>Education</b>	Colleges or Universities (including dorms)	S	

Section 2-1600

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1602  
TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	School (elementary or middle), for fifteen (15) pupils or less	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
	Seminary	S	
	Vocational school	S	
<b>Park and Open Space</b>	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Community, neighborhood, or regional park, passive recreational uses	P	
	Community, neighborhood, or regional park, active recreational uses	S	
	Wetlands mitigation bank	P	
<b>Public Safety</b>	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers, with more than 50 children, recreational facilities	S	Section 5-639
<b>Utility</b>	Communal sewer system	P	Section 5-621
	Communal water supply system	P	Section 5-621
	Public utility service center and storage yard	S	Section 5-621
	Public utility service center, without outdoor storage	P	Section 5-621

**TABLE 2-1602  
TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	S	Section 5-621
	Utility substation, distribution	S	Section 5-616 and 5-621
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless exempted by Section 1-103 (D)
	Utility transmission line, underground	P	
	Water storage tank	S	Section 5-621
	Sewage and water pumping station	P	Section 5-621
<b>COMMERCIAL USES</b>			
<b>Recreation and Entertainment</b>	Golf course	S	Section 5-648
	Private club or lodge	S	
<b>Retail Sales and Service</b>	Small business	P/S	Section 5-614
<b>Visitor Accommodation</b>	Bed and <del>breakfast</del> <u>Breakfast</u> <del>homestay</del> <u>Homestay</u>	<del>P/S</del>	Section 5-601(A)
	Bed and <del>breakfast</del> <u>Breakfast</u> <del>inn</del> <u>Inn</u>	<del>S</del> <u>M</u>	Section 5-601(B)
<b>INDUSTRIAL USES</b>			
<b>Telecommunication Facilities</b>	Radio and/or television tower	S	Section 5-618

Section 2-1600

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1602  
TR-2 TRANSITIONAL RESIDENTIAL-2 DISTRICT USE TABLE**

**P = PERMITTED   S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

## Section 2-1700

## TR-1 (Transitional Residential - 1)

### 2-1701

### Purpose and Intent.

- (A) The purpose and intent of the TR-1 districts is to:
- (1) Create a visual/spatial transition between the suburban area and the rural area of the County;
  - (2) Achieve a blend of rural and suburban development;
  - (3) Encourage new development designs that incorporate both suburban and rural features;
  - (4) Achieve a balance between the built and natural environment;
  - (5) Protect and integrate open space and natural resources; and
  - (6) Implement requirements that open space be provided in conjunction with the standards of this Ordinance.

### 2-1702

**Use Regulations.** Table 2-1702 summarizes the principal use regulations of the TR-1 districts.

- (A) **Organization of Use Table.** Table 2-1702 organizes the uses in the TR-1 districts by Use Classifications, Use Categories and Use Types.
- (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
  - (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living

and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

- (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1702 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-1” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-1 districts, subject to compliance with all applicable standards and regulations in this Ordinance and all other county ordinances. An “S” indicates that a Use Type is allowed in the TR-1 districts as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a special exception under other conditions. In those instances, it is identified as “P/S.”
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Categories are defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1702 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1702 are defined in Article VIII (Definitions).

**TABLE 2-1702  
TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-1 UBF</b>	<b>TR-1 LF</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>RESIDENTIAL USES</b>				
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	P	Section 5-400
	Guest house (accessory to single family detached dwelling)	P	P	Section 5-612
<b>Group Living</b>	Congregate housing facility	S	S	
	Continuing care facility	S	S	
	Orphanage or similar institution	S	S	
	Monastery or convent	S	S	Section 5-656
	Tenant dwelling	P/S	P/S	Section 5-602
<b>AGRICULTURAL USES</b>				
<b>Agriculture</b>	General Use Category	P	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	P	Section 5-626
<b>Agriculture Support and Services Directly Related to On-going</b>	Animal care business	P	P	Section 5-627

**TABLE 2-1702  
TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-1 UBF</b>	<b>TR-1 LF</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b>	Custom operators	P	P	Section 5-627
	Direct market business for sale of products produced on-site - including but not limited to PYO (pick-your-own)	P	P	Section 5-627
	Equestrian facilities	P	P	Section 5-627
	Equestrian facilities, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	S	Section 5-627
	Farm co-ops	P	P	Section 5-627
	Farm based tourism	P	P	Section 5-628
	Farm markets	P	P	Section 5-603
	Pet farms	P	P	Section 5-627
	Stables	P	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	S	Section 5-627
	Wayside stand	P	P	Section 5-604
<b>Animal Services</b>	Veterinary service	P	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>				
<b>Day Care Facilities</b>	Child care home	P	P	Section 5-609(A)
	Child or adult day care	S	S	Section 5-609(B)



**TABLE 2-1702  
TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Cultural and Governmental Facilities</b>	Community center, HOA facilities only	P	P	
	Structure or uses for local government purposes not otherwise listed in district	S	S	
<b>Education</b>	Colleges or universities (including dorms)	S	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	S	
	Seminary	S	S	
	Vocational school	S	S	
<b>Park and Open Space</b>	Cemetery	S	S	Section 5-637
	Mausoleum	S	S	Section 5-637
	Crematorium	S	S	Section 5-637
	Community, neighborhood, or regional park, passive recreational uses	P	P	
	Community, neighborhood, or regional park, active recreational uses	S	S	
	Wetland mitigation bank	P	P	
<b>Public Safety</b>	Fire and/or rescue station	S	S	Section 5-638
	Police station or substation	S	S	Section 5-638

Section 2-1700

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 2-1702  
TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Religious Assembly</b>	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	P	Section 5-639
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	S	Section 5-639
<b>Utility</b>	Communal sewer system	P		Section 5-621
	Communal water supply system	P		Section 5-621
	Public utility service center and storage yard	S	S	Section 5-621
	Public utility service center, without outdoor storage	P	P	Section 5-621
	Recycling drop off collection center, public	P	P	Section 5-607
	Recycling drop off collection center, private	S	S	Section 5-607
	Sewage and water treatment plant	S	S	Section 5-621
	Utility substation, dedicated	P	P	Section 5-621
	Utility substation, distribution	S	S	Section 5-616 and 5-621
	Utility substation, transmission	S	S	Section 5-616 and 5-621

**TABLE 2-1702  
TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	S	Unless exempted by Section 1-103(D)
	Utility transmission line, underground	P	P	
	Water storage tank	S	S	Section 5-621
	Water and sewer pumping station	P	P	Section 5-621
<b>COMMERCIAL USES</b>				
<b>Recreation and Entertainment</b>	Golf course	S	S	Section 5-648
	Private club or lodge	S	S	
<b>Retail Sales and Service</b>	Small business	P/S	P/S	Section 5-614
<b>Visitor Accommodation</b>	Bed and <del>breakfast</del> <del>Breakfast</del> <del>homestay</del> Homestay	<del>P/S</del>	<del>P/S</del>	Section 5-601(A)
	Bed and <del>breakfast</del> <del>Breakfast inn</del> Inn	<del>S</del> <del>M</del>	<del>S</del> <del>M</del>	Section 5-601(B)
<b>INDUSTRIAL USES</b>				
<b>Telecommunication Facilities</b>	Radio and/or television tower	S	S	Section 5-618
	Telecommunications antenna	P	P	Section 5-618(A)
	Telecommunications monopole	P	P	Section 5-618(B)(1)
	Telecommunications monopole	S	S	Section 5-618(B)(2)
	Telecommunication tower	S	S	Section 5-618(C)(2)

## ARTICLE 3 SUBURBAN DISTRICT REGULATIONS

### Section 3-100

#### R-1 Single Family Residential.

##### 3-101

**Purpose.** The R-1 Single Family Residential district is established to provide for low density single family detached residences on lots of 40,000 square feet or more in locations consistent with the Comprehensive Plan. Urban R-1 land requires public water and sewer and should be limited to areas planned and served for public water and sewer.

##### 3-102

**Permitted Uses.** The following uses are permitted in this district:

- (A) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (B) Agriculture, horticulture, forestry and fishery, excluding the keeping of livestock.
- (C) Bed and ~~breakfast~~ Breakfast homestay Homestay, pursuant to Section 5-601(A).
- (D) Child care home, pursuant to Section 5-609.
- (E) Cluster development reducing lot sizes up to 20% of minimum, pursuant to Sections 3-105, 3-108, and 6-1400.
- (F) Cluster development reducing lot sizes from 20-50% of minimum, pursuant to Sections 3-106, 3-109 and 6-1400.
- (G) Commuter parking lot, with less than 50 spaces.
- (H) Home occupation, pursuant to Section 5-400.
- (I) Public or private playground or neighborhood park.
- (J) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (K) Dwelling, single family detached.
- (L) Utility substation, dedicated.
- (M) Wayside stand, pursuant to Section 5-604.
- (N) School, private elementary or middle, for less than fifteen (15) pupils.

- (O) Nature preserve, such as but not limited to, wildlife sanctuary, conservation areas and game preserve.
- (P) Bus shelter.
- (Q) Sewer pumping station.
- (R) Water pumping station.
- (S) School, public.
- (T) Telecommunications antenna, pursuant to Section 5-618(A).
- (U) Telecommunications monopole, pursuant to Section 5-618(B)(1).

**3-103**

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Camp, day and boarding.
- (B) Cemetery, mausoleum or memorial park.
- (C) Church, synagogue, and temple.
- (D) Community center.
- (E) Congregate housing facility.
- (F) Country club.
- (G) Fire and/or rescue station.
- (H) Library.
- (I) Orphanage or other similar institution.
- (J) Playing fields and courts, lighted.
- (K) Private club or lodge.
- (L) Recycling drop-off collection center, large, pursuant, to Section 5-607.
- (M) Continuing care facility.
- (N) School.

- (O) Sewage treatment plant.
- (P) Utility substation, transmission, pursuant to Section 5-616.
- (Q) Utility transmission lines, overhead.
- (R) Water treatment plant.
- (S) Public or private community or regional park.
- (T) Bed and breakfast ~~inn~~Inn, pursuant to Section 5-601(B), by Minor Special Exception.
- (U) Borrow pit for road construction.
- (V) Child or adult day care center, pursuant to Section 5-609.
- (W) Commuter parking lot, with greater than 50 spaces.
- (X) Golf course.
- (Y) Structure or use for federal, state, county, or local government purposes, not otherwise listed.
- (Z) Kennel, pursuant to Section 5-606.
- (AA) Public utility service center and storage yard.
- (BB) Radio and/or television tower.
- (CC) Water storage tank.
- (DD) Utility substation, distribution, pursuant to Section 5-616.
- (EE) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (FF) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (GG) Police Station.
- (GG)(HH) Banquet/Event Facility, pursuant to Section 5-642.

## Section 3-200

### R-2 Single Family Residential.

#### 3-201

**Purpose.** The R-2 Single Family Residential district is established to provide for low-to-moderate density single family detached residences on lots of 20,000 square feet or more in locations consistent with the Comprehensive Plan and served by public water and sewer but unsuitable for higher densities.

#### 3-202

**Permitted Uses.** The following uses are permitted in this district:

- (A) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (B) Bed and ~~breakfast~~ Breakfast homestay ~~Homestay~~ (in County designated historic districts), pursuant to Section 5-601(A).
- (C) Child care home, pursuant to Section 5-609.
- (D) Cluster development reducing lot size up to 20% of minimum, pursuant to Sections 3-206, 3-209 and 6-1400.
- (E) Cluster development reducing lot sizes from 20-50% of minimum, pursuant to Sections 3-207, 3-210 and 6-1400.
- (F) Home occupation, pursuant to Section 5-400.
- (G) Public or private playground or neighborhood park.
- (H) Recycling drop-off collection center, small, pursuant to Section 5-607 (A).
- (I) Dwelling, single family detached.
- (J) Commuter parking lot, with less than 50 spaces.
- (K) Utility substation, dedicated.
- (L) School, private elementary or middle, for less than fifteen (15) pupils.
- (M) Agriculture, horticulture, forestry and fishery, excluding the keeping of livestock.
- (N) Bus shelter.
- (O) Nature preserve, such as but not limited to, wildlife sanctuary, conservation areas and game preserve.

- (P) Sewer pumping station.
- (Q) Water pumping station.
- (R) School, public.
- (S) Telecommunications antenna, pursuant to Section 5-618(A).
- (T) Telecommunications monopole, pursuant to Section 5-618(B)(1).

**3-203**

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Camp, day and boarding.
- (B) Cemetery, mausoleum or memorial park.
- (C) Church, synagogue and temple.
- (D) Community center.
- (E) Congregate housing facility.
- (F) Country club.
- (G) Fire and/or rescue station.
- (H) Library.
- (I) Playing fields and courts, lighted.
- (J) Private club or lodge.
- (K) Continuing care facility.
- (L) School.
- (M) Utility substation, transmission, pursuant to 5-616.
- (N) Utility transmission lines, overhead.
- (O) Water treatment plant.
- (P) Removed pursuant to ZOAM 1995-0002.
- (Q) Public or private community or regional park.



- (R) Bed and breakfast ~~inn~~Inn, pursuant to Section 5-601(B), by Minor Special Exception.
- (S) Child or adult day care center, pursuant to Section 5-609.
- (T) Commuter parking lot, with greater than 50 spaces.
- (U) Golf course.
- (V) Structure or use for federal, state, county, or local government purposes, not otherwise listed.
- (W) Radio and/or television tower.
- (X) Orphanage or similar institution.
- (Y) Sewage treatment plant.
- (Z) Water storage tank.
- (AA) Utility substation, distribution, pursuant to Section 5-616.
- (BB) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (CC) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (DD) Police Station.

## Section 4-900

### PD-CV Planned Development – Countryside Village.

#### 4-901

**Purpose and Intent.** This district is established to provide for the development of new, compact, moderately dense, mixed-use countryside villages. This district is intended to provide a development option which is consistent with the basic purpose and intent of the transition districts to provide a visual, spatial, and use transition between Loudoun's suburban areas to the east and the rural areas to the west. It is the intent that this district's planning, design and development will achieve, but not necessarily be limited to, all of the following objectives:

- (A) The creation of a distinct, moderately dense, compact mixed-use community with a variety of housing types, generally surrounded by a protected landscape of open land for scenic, recreational, and environmental protection purposes.
- (B) Provision of civic and institutional buildings for assembly or other civic purposes that constitute the predominant component of nonresidential uses within an identified Village Core, complemented by a variety of shops, services, and offices that support the needs of village residents.
- (C) The construction of modestly sized buildings fronting on, and aligned with, streets in a disciplined manner, uninterrupted by parking lots.
- (D) Development of a generally rectilinear pattern of interconnected streets, alleys, and blocks that provides for a balanced mix of pedestrians and automobiles.
- (E) Creation of a recognizable, functionally diverse, visually unified Village Core that serves as the focal point for the development.
- (F) Provision of open space such as natural areas, tot lots, athletic fields, parks, squares, and greens that are generally dispersed in the village so that they are conveniently located for residents.
- (G) Landscaped streets, parks and plazas integrated into block patterns to provide spaces for social activities, and visual enjoyment.
- (H) Creation of employment opportunities for Countryside Village and neighboring residents and to provide sites for compatible, small work places, without adverse impacts on the Village and surrounding residents.
- (I) The location of dwellings, shops, and work places generally in close proximity to each other; the scale of which accommodates and promotes pedestrian travel for trips within the Village Core.
- (J) Incorporation of architectural features, materials, and the articulation of building façades in the design of buildings visible from public streets, in order to avoid building façades in the Village Core that have continuous blank surfaces, by the use of architectural elements such as fenestration,

towers, cupolas, murals and decorative glass to break the monotony of plain building surfaces.

**4-902 District Size.** This district, when mapped, shall be no less than 500 acres in size. Incremental and contiguous additions of land to an existing PD-CV zoning district shall be allowed. Such additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

**4-903 Preparation of the Concept Development Plan (CDP).** All Concept Development Plans required by this section shall be prepared in accordance with Section 6-1200 of this Ordinance and, in addition, shall include and graphically show the following items:

- (A) Primary Conservation Areas, on a Conservation and Development Area Map;
- (B) The type and scale of proposed uses including residential unit type and quantity;
- (C) Site designs to include the integration of the built and open space environment, pedestrian streetscape design, pedestrian, bicycle and motor vehicle connections between the uses;
- (D) Illustrative drawings of a typical streetscape within a mixed use area in the Village Core;
- (E) The physical and functional integration of the proposed mix of land uses, including but not limited to pedestrian and vehicle connections between the uses and planned parking;
- (F) The location and design of focal points within the district;
- (G) Phasing of the development;
- (H) A comprehensive greenways, sidewalks and trails masterplan that is consistent with the Countywide Bicycle and Pedestrian Mobility Master Plan;
- (I) A conceptual landscape plan which identifies the general location and size of both existing vegetation to be retained and proposed new vegetation, typical landscape sections and drawings, typical planting materials, and the phasing of landscape installation and planting methods;
- (J) Transportation elements as required by Section 4-912; and
- (K) A plan or statement showing how public utilities are, or will be provided.

The Concept Development Plan shall demonstrate conformance with the development standards contained in this Section.

**Land Use Elements and Location.** The Concept Development Plan shall include a plan of the Village Core, the Village Neighborhood, and the Village Conservancy areas. It may also include a plan for a Satellite Conservancy Area, if proposed.

- (A) **Countryside Village Core.** The Village Core provides the main organizing feature for the Countryside Village. The Village Core is intended to be a compact, pedestrian-scaled environment of predominantly non-residential uses. Residential dwelling units will, however, be permitted, but not at street level. One residential dwelling unit shall be permitted for every 3000 square feet of gross floor area devoted to nonresidential purposes. Such units shall not be counted towards overall residential density, rather they will be counted as bonus density units. Such units may be used to meet affordable dwelling unit requirements. Parks, squares, plazas and green open spaces are important organizing features of the Village Core, and can serve as gathering places for the community. The majority of nonresidential uses in the Village Core shall be comprised of civic and institutional uses, while commercial office, retail, and service uses shall provide employment opportunities and convenience goods and services for village and neighboring residents. The Village Core shall:
- (1) Be located such that the development does not adversely impact cultural resources, such as historical structures, archaeological sites or Virginia byways.
  - (2) Be contiguous and generally compact in shape.
  - (3) Be centrally located for pedestrian access in relation to a majority of residential units.
- (B) **Countryside Village Neighborhood.** The Village Neighborhood primarily comprises the residential component of a Countryside Village that generally surrounds the Village Core and consists of a mix of single-family detached development and higher density residential development in the form of single-family attached and multi-family units. The Village Neighborhood shall:
- (1) Be contiguous and generally surround the Village Core.
  - (2) Provide for a mix of housing styles, types and sizes to accommodate households of all ages, sizes, and incomes.
  - (3) Be located such that the development does not adversely impact cultural resources, such as historical structures, archeological sites or Virginia byways.
- (C) **Countryside Village Conservancy Area.** The Village Neighborhood shall generally be surrounded by an open area described hereafter as the

Village Conservancy Area, which shall create a visual and physical distinction between the development and the surrounding countryside. The Village Conservancy Area is to generally be open land, providing significant buffering of neighboring properties, while allowing for limited residential use. The Village Conservancy Area shall:

- (1) Be contiguous and generally surround the Village Neighborhood.
  - (2) Be placed under permanent open space easement limiting uses to those listed in Section 4-907.
- (D) **Countryside Village Satellite Conservancy Area (Optional).** The district may include detached parcels constituting a Satellite Conservancy Area(s). A Satellite Conservancy Area shall be included in calculating the total development potential of the Countryside Village. Such Satellite Conservancy Area shall only be allowed when converting existing TR1LF and TR3LF zoned areas to PD-CV zoned areas, and, provided that:
- (1) The Satellite Conservancy Area is located partly, or wholly, within the area between 300 feet and 500 feet of Bull Run, (unless specifically modified by the County pursuant to Section 4-919); and
  - (2) It is placed under permanent open space easement limiting uses to those listed in Section 4-907.

#### 4-905

#### **Final Development Plan.**

- (A) **FDP Required.** Prior to the commencement of development of a parcel in the Village Core or in the Village Neighborhood, the Planning Commission shall review and approve a Final Development Plan. Approval of the FDP shall serve as meeting the non-engineered requirements of a site plan. If more than one FDP is required, then each FDP shall indicate how the remainder of the development may be completed. The Planning Commission shall approve a Final Development Plan if it conforms to approved proffers and the approved Concept Development Plan and contains the information enumerated in Section (B) below:
- (B) **FDP Submission Requirements.**
- (1) The Final Development Plan shall be prepared in accordance with the approved Concept Development Plan and proffers and shall contain the following information:
    - (a) A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').
    - (b) Bearings and distances of the perimeter property lines.

- (c) Total area of property presented in square feet or acres.
- (d) Scale and north arrow, with north, to the extent feasible oriented to the top of all drawings.
- (e) Names and route numbers of boundary streets and the width of existing right(s)-of-way, any proposed change to the public right(s)-of-way, delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right(s)-of-way.
- (f) The location and arrangement of all proposed uses, including a preliminary subdivision layout, if subdivision is proposed.
- (g) The maximum height in feet, to include lofts and penthouses, of all buildings, and the number of floors both above and below or partially below finished grade.
- (h) Proposed building footprints and elevations.
- (i) The traffic circulation system and the pedestrian and bicycle circulation system, including the location and width of all streets, driveways, entrances to parking areas and parking structures, pedestrian walkways, and bicycle paths.
- (j) Landscaping plan indicating the location and type of all plantings, and any trees to be conserved.
- (k) A plan or statement showing how public utilities are, or will be provided.
- (l) Approximate location and estimated size of all proposed stormwater management facilities.
- (m) When the development is to be constructed in sections, a final sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.
- (n) Location and size of open space areas, specifying the proposed treatment of improvement of all such areas.
- (o) Elevations of proposed buildings.
- (p) Architectural sketches of typical proposed structures showing all facades of structures, not just street frontages,

with bird's eye and pedestrian-eye views, including lighting fixtures and signs.

- (q) Location and quantity of required number of off-street parking and loading spaces provided and the location of on-street parking.
  - (r) A statement that the proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards.
- (2) A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) Total number of dwelling units by type.
  - (b) Total floor area for each type of use and total floor area ratio in each subarea or landbay.
  - (c) Total area in open space including recreational open space provided and the amount required.
  - (d) Total number of off-street parking and loading spaces provided and the number required.

#### 4-906

#### Land Use Mix and Density.

- (A) All developments in a PD-CV District shall conform to the district land use mix and density requirements set forth in Table 4-906 below.

TABLE 4-906: LAND USE MIX AND DENSITY IN THE PD-CV DISTRICT	
Area	Land Use Mix/Density Use Requirements
Village Conservancy Area	Minimum of 50% of district gross land area.
Village Satellite Conservancy Area	<b>None required.</b> However, when included as part of the PD-CV zoning district, the Village Satellite Conservancy Area shall be in addition to the minimum gross land area required for the district, and shall be included in the density calculation of the village.

**TABLE 4-906:  
LAND USE MIX AND DENSITY IN THE PD-CV DISTRICT**

<b>Area</b>	<b>Land Use Mix/Density Use Requirements</b>
Village Core	3.0% to 6.0% of the gross land area of the entire development. Greens, parks, open space and water features do not count towards the gross land area requirement for the Village Core. A vertical mix of uses is permitted in the Village Core, such as ground floor retail with upper story residences or offices.
Overall Residential Density for Countryside Village	Residential density shall not exceed two (2) dwelling units per acre. However, an option to increase density up to three (3) units per gross acre is permitted in accordance with Section 4-906(B) of the ordinance.
Percentage of Residential Units permitted in the Village Neighborhood	Single Family Detached: Minimum 60% Single Family Attached: Minimum 10% Multi-Family: Minimum 5% The Board of Supervisors may modify these minimum requirements by up to 10% of each dwelling type, during review of a Concept Development Plan

- (B) An increase in density shall be permitted when an open space easement(s) in the TR3LBR zoning district is acquired. One additional unit is permitted for every three (3) acres of land eased in the TR3LBR district. A commitment to acquiring such open space easement(s) must be made at the time of a zoning map amendment application. The maximum density in the PD-CV district shall not exceed three (3) dwelling units per gross acre.

**4-907 Uses.** Table 4-907 below identifies the uses permitted and allowed by special exception in each land use area of the PD-CV district.

- (A) **Organization of Use Table.** Table 4-907 of this Section organizes the uses in the PD-CV district by Use Classifications, Use Categories, and Use Types.
- (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
  - (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics



(e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are the principal uses that most closely share the common characteristics that are key to the Use Category.

- (3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single-family detached dwellings, multi-family dwellings, single-family attached dwellings, guesthouses and accessory dwellings are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** The Use Categories and Use Types listed in Table 4-907 are defined in Article VIII (Definitions) of this Ordinance.
- (C) **Permitted and Special Exception Uses.** A “P” in the columns identified with “PD-CV” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the corresponding PD-CV land use element, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Category or Use Type is allowed in the PD-CV subdistrict as a special exception in accordance with the procedures and standards of Section 6-1300. An “M” indicates that a Use Category or Use Type is allowed in the PD-CV sub district as a ~~minor~~ Minor special-Special exception-Exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a ~~special-Special exception-Exception~~ under other conditions. In those instances, it is identified “P/S”.
- (D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column mean all of the uses in the Use Category are allowed. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 4-907 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. If no reference to Article V is made in Table 4-907 for a use, then such use is not subject to any additional regulation for specific uses as noted in Section 5-600, although the same use may be subject to such additional standards in another zoning district of the Ordinance.

**TABLE 4-907  
PD-CV (COUNTRYSIDE VILLAGE) DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION    M = MINOR SPECIAL EXCEPTION    BLANK = NOT ALLOWED**

USE CATEGORY	USE TYPE	PD-CV: VILLAGE NEIGHBORHOOD	PD-CV: VILLAGE CORE	PD-CV: VILLAGE CONSERVANCY AND VILLAGE SATELLITE CONSERVANCY	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>RESIDENTIAL USES</b>					
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P		P	Section 5-613, except accessory dwelling units are allowed on residential lots smaller than 20,000 square feet located in the Village Neighborhood
	Caretaker's residence (accessory to single family detached dwelling)	P		P	
	Dwelling, single-family detached, including manufactured housing	P		P	Manufactured housing subject to Section 5-620.
	Dwelling, single-family attached	P	P		In the Village Core, permitted only above street level with ground floor retail or office
	Dwelling, Multi- family	P	P		In the Village Core, permitted only above street level with ground floor retail or office
	Guest house (accessory to single family detached dwelling)	P		P	Section 5-612
<b>Group Living</b>	Congregate housing facility	S	S		
	Continuing care facility	S	S		
	Monastery or Convent	S	S		
<b>AGRICULTURAL USES</b>					
<b>Agriculture Support and Services <u>Not Directly</u> Assoc</b>	Wetlands mitigation bank			P	
	Equestrian Facility			P	Section 5-630

**TABLE 4-907  
PD-CV (COUNTRYSIDE VILLAGE) DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION    M = MINOR SPECIAL EXCEPTION    BLANK = NOT ALLOWED**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>PD-CV: VILLAGE NEIGHBORHOOD</b>	<b>PD-CV: VILLAGE CORE</b>	<b>PD-CV: VILLAGE CONSERVANCY AND VILLAGE SATELLITE CONSERVANCY</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>iated with On-Site Agricultural Activity</b>	Stable, private			P	Section 5-630
	Stable, neighborhood on lots of 25 acres or more, or frontage on a state maintained road			P	Section 5-630
	Stable, neighborhood, on lots of less than 25 acres or without frontage on state maintained road			M	Section 5-630
	Nursery, production			P	Section 5-605
	Nursery, production without frontage on state maintained road			S	Section 5-605
	Farm market			P	Section 5-603. On-site production not required
<b>Animal Services</b>	Animal hospital	S	S		
	Kennel	S		S	Section 5-606
	Kennel, Indoor	S			Section 5-606
	Veterinary service	P	P	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>					
<b>Cultural and Governmental Facilities</b>	Community center	P	P		Section 4-920(A)
	Library	P	P		Section 4-920(A)
	Museum	P	P		Section 4-920(A)
	Post office	P	P		Section 4-920(A)
	Performing Arts Theater		P		Section 4-920(A)
	Structures or uses for federal, state or local government purposes	S	S		
<b>Day Care Facilities</b>	Child or adult day Care	P	P		Section 5-609(B)
	Child care home	P	P	P	Section 5-609(A)

**TABLE 4-907  
PD-CV (COUNTRYSIDE VILLAGE) DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION    M = MINOR SPECIAL EXCEPTION    BLANK = NOT ALLOWED**

USE CATEGORY	USE TYPE	PD-CV: VILLAGE NEIGHBORHOOD	PD-CV: VILLAGE CORE	PD-CV: VILLAGE CONSERVANCY AND VILLAGE SATELLITE CONSERVANCY	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>Education</b>	School (elementary or middle), for fifteen (15) pupils or less	P	P		
	School (elementary, middle, or high), for more than 15 pupils	S	S		
	Vocational School		S		
<b>Park and Open Space</b>	Arboretum			P	Section 5-636
	Botanical garden or nature study area			P	Section 5-636
	Park, passive recreational uses	P	P	P	
	Park, active recreational uses	S	S	S	
<b>Parking</b>	Parking Lot		P		Section 4-911(J)(6)
<b>Public Safety</b>	Fire and/or rescue station		S		
	Police station or substation		S		
<b>Religious Assembly</b>	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity center	P	P		Religious Assembly uses must be located at termination of streets and provide a focal point for the Village Core. When located in the Village Neighborhood, these uses must be adjacent to the Village Core. Section 4-920(A)
<b>Utility</b>	Public utility service center, without outdoor storage		S		Section 5-621
	Recycling drop off collection center, private		S		Section 5-607
	Sewer pumping station	P		P	Section 5-621
	Utility substation, dedicated	P	P	P	Section 5-621
	Utility substation, distribution	S	S	S	Section 5-616 and 5-621

Section 4-900

Revision Date: ~~September 2, 2013~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**TABLE 4-907  
PD-CV (COUNTRYSIDE VILLAGE) DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION    M = MINOR SPECIAL EXCEPTION    BLANK = NOT ALLOWED**

USE CATEGORY	USE TYPE	PD-CV: VILLAGE NEIGHBORHOOD	PD-CV: VILLAGE CORE	PD-CV: VILLAGE CONSERVANCY AND VILLAGE SATELLITE CONSERVANCY	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility transmission line, underground	P	P	P	
	Water storage tank	S		S	Section 5-621
	Water pumping station	P		P	Section 5-621
<b>COMMERCIAL USES</b>					
<b>Recreation and Entertainment</b>	Camp, day and boarding, with 30 or fewer campers			P	Section 5-645
	Camp, day and boarding, with more than 30 campers			S	Section 5-645
	Golf course			S	Section 5-648
	Private club or lodge		P	S	
<b>Office</b>	Medical/Dental office		P		No more than 10,000 square feet of gross floor area.
	Professional office		P		No more than 10,000 square feet of gross floor area.
<b>Retail Sales and Service</b>	Antique shop		P		
	Art gallery or Artist studio		P	P	Section 5-650. However, this section shall not apply to the use in the Village Core.
	Bank or Financial institution		P/S		No drive-through facilities Maximum Gross Floor Area (GFA) of 5000 square feet. An increase above 5000 square feet is permissible by special exception.
	Convenience store		P/S		Maximum GFA (Gross Floor Area) of 5000 square feet. An increase above 5000 square feet is permissible by special exception.

**TABLE 4-907  
PD-CV (COUNTRYSIDE VILLAGE) DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION    M = MINOR SPECIAL EXCEPTION    BLANK = NOT ALLOWED**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>PD-CV: VILLAGE NEIGHBORHOOD</b>	<b>PD-CV: VILLAGE CORE</b>	<b>PD-CV: VILLAGE CONSERVANCY AND VILLAGE SATELLITE CONSERVANCY</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Craft shop		P		
	Home Service Establishment		S		
	Personal service establishment		P/S		Individual uses not to exceed a maximum GFA of 5000 square feet. An increase above 5000 square feet is permissible by special exception.
	Restaurant		P/S		No more than 5,000 square feet of GFA. An increase above 5000 square feet is permissible by special exception.
	Retail sales establishment		P/S		No more than 5,000 square feet of floor area is permitted by right for any one use. An increase above 5000 square feet is permissible by special exception. However, a Grocery store located along an arterial or major collector road other than those referenced in Section 4-912, Table 4, with Maximum GFA of 30,000 square feet shall be permitted by right either in the Village Core or in the Village Neighborhood adjacent to the Village Core.

**TABLE 4-907  
PD-CV (COUNTRYSIDE VILLAGE) DISTRICT USE TABLE**

**P = PERMITTED    S = SPECIAL EXCEPTION    M = MINOR SPECIAL EXCEPTION    BLANK = NOT ALLOWED**

USE CATEGORY	USE TYPE	PD-CV: VILLAGE NEIGHBORHOOD	PD-CV: VILLAGE CORE	PD-CV: VILLAGE CONSERVANCY AND VILLAGE SATELLITE CONSERVANCY	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Small business			P	Section 5-614 and Section 5-653. However, small business use in this district is limited to personal service occupations, business service occupations, repair service occupations, professional office based services, and studios for fine arts and crafts.
	Studio space – artist, craftsperson, writer, etc.	P	P	P	Section 5-650 However, this section shall not apply to the use in the Village Core.
Visitor Accommodation	Bed and <del>breakfast</del> <u>Breakfast, homestay</u> <u>Homestay</u>	P	P	P	Section 5-601(A)
	Bed and <del>breakfast</del> <u>Breakfast inn</u> <u>Inn</u>		<u>SP</u>	P	Section 5-601(B) <del>shall not apply to the Bed and Breakfast Inn in the Village Core</del>
<b>INDUSTRIAL USES</b>					
Telecommunication Facilities	Telecommunications antenna	P	P	P	Section 5-618(A)
	Telecommunications monopole		S	S	Section 5-618(B)(2)

## Section 4-1200

### PD-RV Planned Development - Rural Village.

#### 4-1201

**Purpose.** This district is established to provide for the development of new rural villages at a scale intended to continue Loudoun's traditional rural land use pattern and to promote its traditional concept of villages. Each village will be serviced by its own public water and sewer facility. Villages shall be permitted only in accordance with the policies and design criteria in the Comprehensive Plan. The applicant must demonstrate that its planning, design and development will achieve, but not necessarily be limited to, all of the following specific objectives:

- (A) The preservation of agricultural land, open space, scenic vistas and natural resources found within Loudoun and to minimize the potential for conflict between agricultural and other land uses.
- (B) The creation of a distinct physical settlement surrounded by a protected rural landscape of generally open land for agricultural, forestal, recreational and environmental protection purposes.
- (C) Dwellings, shops and workplaces generally located in close proximity to each other; the scale of which accommodates and promotes pedestrian travel for trips within the village.
- (D) Modestly sized buildings fronting on, and aligned with, streets in a disciplined manner, uninterrupted by parking lots.
- (E) A generally rectilinear pattern of streets, alleys, and blocks reflecting the street network in existing rural villages which provides for a balanced mix of pedestrians and automobiles.
- (F) Squares, greens, landscaped streets and parks woven into street and block patterns to provide spaces for social activity, parks and visual enjoyment.
- (G) Provision of civic buildings for assembly or other civic purposes.
- (H) A recognizable, functionally diverse, visually unified village center, focused on a village green or square.
- (I) A development size and scale which accommodates and promotes pedestrian travel rather than vehicle trips within the village.

#### 4-1202

**District Size and Location.** This district, when mapped, shall be no less than three hundred (300) acres in size. No less than eighty percent (80%) of the gross land area shall be subject to a permanent open space easement and no more than twenty percent (20%) of the gross land area shall constitute the Village Center.



This district may be mapped only in locations in conformance with the Comprehensive Plan.

- 4-1203 Design of the Concept Development Plan.** The Concept Development Plan, submitted pursuant to Section 6-1214, shall demonstrate conformance with the design requirements noted below and in the Comprehensive Plan. The Concept Development Plan shall include a plan of the Village Conservancy and Village Center subdistricts, areas, blocks and streets. It may also include a plan for a Satellite Conservancy subdistrict, if proposed. Typical sections and drawings demonstrating satisfaction of other design requirements shall be allowed as support documentation.

The Rural Village shall have at least two (2) types of subdistricts; a Village Conservancy and Village Center. A Satellite Conservancy subdistrict is optional. Within the Village Center subdistrict there are three (3) designated land use areas (See Figure 1):

- (A) Village Conservancy and/or Satellite Conservancy subdistricts.
- (B) Village Center subdistrict.
  - (1) Designated residential area.
  - (2) Designated commercial area.
  - (3) Designated workplace subarea.

- 4-1204 Transportation Requirements.** The Concept Development Plan of a Village Center shall demonstrate that the following transportation requirements are satisfied:

- (A) The Village Center shall have at least two (2) points of access onto paved two (2) lane roadways designated in Table 4-1204 below as part of the Significant Rural Transportation Route & Corridor Network. This requirement may be modified pursuant to Section 4-1218(B) subject to County approval in cases where one (1) access point to a paved road is found to be sufficient and a secondary means of access is provided for emergency vehicles.
- (B) Additional points of access to Significant Rural Transportation Routes maintained through State Primary Funds are discouraged. County approval of all access points to such streets shall be judged on the safety merits of the proposed road network design.
- (C) Other significant transportation routes and corridors, found to be acceptable to the County, may be utilized provided that such roads are paved with a minimum twenty (20) foot section or that the applicant has secured and improved, or has agreements with off site property owners to secure and improve, the right-of-way necessary to develop a paved twenty

Section 4-1200

Revision Date: ~~September 2, 2013~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

(20) foot section, which meets County standards, from the property to the nearest intersecting road listed in Table 4-1204.

- (D) Any secondary road improved to a minimum twenty (20) foot paved section through the County Six Year Secondary Road Improvement Program after the adoption of this ordinance, meeting all County standards for horizontal and vertical geometry and design speed shall be, upon completion of construction, considered to be included on Table 4-1204.
- (E) Neighborhood streets serving a Village Center should not have direct access to any Significant Rural Transportation Route or Corridor road.
- (F) Significant Rural Transportation Route and Corridor Network roads shall not serve as through roads or neighborhood streets within a Village Center unless a new bypass road of similar function is provided.
- (G) All roads, streets and alleys, internal and external to the Village Center, and all improvements required for the proper design and safe function of the Village Center shall be provided by the applicant and maintained, in a manner approved by the County, either by the applicant, the Village Homeowner Association, or VDOT.
- (H) All private streets, not accepted as public streets by VDOT, must meet the standards for private streets in the Facilities Standards Manual (FSM), and must be maintained either by the applicant or the Village Homeowner Association.
  - (1) All residences served by a private street shall be subject to a recorded covenant expressly requiring private maintenance of such street in perpetuity and the establishment, commencing with the initial record plat, of a reserve fund for repairs to such street.
  - (2) The record plat and protective covenants for such a Rural Village shall expressly state that the County and VDOT have no, and will have no, responsibility for the maintenance, repair, or replacement of private streets.
  - (3) Sales brochures, or other literature and documents, provided by the seller of lots served by such private streets, shall include information regarding responsibility for maintenance, repair, replacement, and covenants pertaining to such streets, including a statement that the County has no, and will have no, responsibility for the maintenance, repair, or replacement of private streets.
- (I) Lots in the Village Conservancy may be served by private access easements designed and constructed to standards in the Facilities Standards Manual.

**TABLE 4-1204**

**SIGNIFICANT RURAL TRANSPORTATION ROUTE & CORRIDOR NETWORK**

1. The following road maintained through State Primary Funds:

Routes 7, 9, 15, 50, 287, 340

2. The following roads and corridors maintained through State Secondary Funds:

Routes and corridors 673/681, 621, 655, 671, 672, 704, 734  
719/743/623, 626/736, 733/745, 731/728/722, 690/673  
623/725, 662/665/668, 662/657/661, 626, 662, 663, 860  
658, 615, 659, 682, 705, 620, 710, 709

**4-1205 Purpose and Intent of Subdistricts and Areas. (See Figure 2)**

- (A) **Village Conservancy and Satellite Conservancy subdistricts.** To surround the Village Center subdistrict with open land affording rural views, to provide significant buffering of neighboring properties and to provide a land base for agricultural, forestal and open space uses.
- (B) **Village Center Subdistrict - Residential Area.** To provide for a compact settlement of single family homes in a residential neighborhood environment, complemented by compatible civic, business and residential uses, parks, squares and greens. (See Figure 3)
- (C) **Village Center Subdistrict - Commercial Area.** To provide a variety of retail shops and services to support the needs of village and neighboring residents, complemented by other compatible civic, business and residential uses, which would be housed in buildings with commercial uses on the ground floor consistent with a small downtown or central market place of a community.
- (D) **Village Center Subdistrict - Workplace Area.** To provide employment opportunities for rural village and neighboring residents and to provide sites for compatible small, light industrial uses which support the rural area without undue adverse impact on the village, surrounding lands, and neighboring residents.

**4-1206 Size and Location of Subdistricts.**

- (A) **Village Conservancy Subdistrict.** The Village Center shall be ringed by a buffer of land, described hereafter as the Village Conservancy, which

shall create a visual and physical distinction between the settlement, the surrounding countryside and any neighboring hamlets, villages and towns. The Village Conservancy subdistrict shall be:

- (1) A contiguous and generally compact block of land.
- (2) A minimum of eighty percent (80%) of the Rural Village district, exclusive of any Satellite Conservancy subdistrict land area.
- (3) Subdivided into lots with an average size of 50 acres or more.
- (4) No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County (See Section 4-1218(B)).
- (5) Placed under permanent open space conservation easement limiting uses to those listed in Sections 4-1209 and 4-1210 and prohibiting further subdivision.

(B) **Rural Village Satellite Conservancy Subdistrict.** A Rural Village district may include detached parcels constituting a Satellite Conservancy subdistrict. Transfer of development potential from a Satellite Conservancy may increase the total development potential of the balance of the Rural Village District, provided that such development potential is not increased by more than twenty percent (20%). Such Satellite Conservancy subdistricts shall:

- (1) Be located so that at least one boundary of the Satellite Conservancy is no further than one and one-half (1.5) miles from the nearest point of the Conservancy subdistrict unless these provisions are specifically modified by the County, pursuant to Section 4-1218(B).
- (2) Be at least fifty (50) acres in size.
- (3) If subdivided, be larger than 100 acres in size, and be subdivided into lots with an average size of no less than 50 acres.
- (4) Be placed under permanent open space conservation easement limiting uses to those listed in Section 4-1209 and 4-1210 and prohibiting further subdivision.

(C) **Village Center Subdistrict.** The Village Center including residential, commercial and workplace areas, shall:

- (1) Not exceed a maximum of twenty percent (20%) of the district.
- (2) Be contiguous and generally compact in shape.

- (3) Contain no more than 300 dwelling units, exclusive of conservancy lots units or accessory dwelling units, at a density of no less than 1.5 dwellings per acre and no more than 5.0 dwellings per acre of the village center.
  - (4) Identify the location of all required civic lots and greens.
- (D) At a minimum, the location of the Village Center shall conform to the following general criteria:
- (1) It shall be located at least one (1) mile from the boundary of an existing town, and at least one (1) mile from the boundary of an existing village, as defined in the General Plan, and at least one (1) mile from the boundary of another approved Village Center.
  - (2) In any case, Rural Village districts shall not be located within an Urban Growth Area (UGA) as defined in the General Plan.
  - (3) It shall be located at least three (3) miles from the boundary of the Waterford National Historic Landmark unless specifically modified by the County pursuant to Section 4-1218(B).
  - (4) In the event that the County modifies the minimum one (1) mile and/or three (3) mile Village Center distance rules, the buffering and landscaping requirements of this Ordinance may be modified and additional requirements may be imposed, at the discretion of the County, in order to ensure that the identity of the existing town or village and its setting are preserved.
- (E) If located in a Mountainside Development Overlay district, the Village shall be designed to comply with performance standards and criteria in the Mountainside Development Overlay district (Section 4-1600).

**4-1207**

**Land Use Mix.** Village Conservancy, Satellite Conservancy and Village Center subdistricts, residential, commercial, workplace areas and civic lots shall conform with the land allocation requirements in Table 4-1207. (See Figures 4 and 5)

<b>TABLE 4-1207</b> <b>RURAL VILLAGE - LAND ALLOCATION REQUIREMENTS</b>	
<b>SUBDISTRICT/AREA</b>	<b>PERCENT OF RURAL VILLAGE DISTRICT LAND AREA</b>
Village Conservancy (VC)	Minimum 80% *
Satellite Conservancy (SC)	None Required
Village Center	Maximum 20%
Civic Lots**	Minimum .6%
Greens, Parks and Squares	Minimum 1.0%

Section 4-1200

Revision Date: ~~September 2, 2013~~ **June 2, 2014**  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

House Lots

No minimum or maximum

Commercial & workplace lots

Minimum 3,000 sq. ft.

\*Note: Inclusive of any greens, parks and squares.

\*\*Note: For purpose of applying the percentages in the above table, land designated for use as a private or public school for more than 9 children shall be excluded from these calculations as a civic use.

#### **4-1208 Development Potential in the Rural Village District.**

##### **(A) Designated Residential Areas.**

- (1) The maximum residential development potential of the Rural Village district, shall be calculated upon a base density of one (1) dwelling unit per three (3) acres, as adjusted by application of the following bonuses:

- (a) The base number of proposed residential units in the village may be increased by 35 percent in all rural villages.
- (b) The base number of proposed residential units in the village may be increased by an additional fifteen percent (15%) if the proposed village includes a mix of both single-family detached and single-family attached dwelling units.
- (c) The base number of proposed residential units in the village may be increased by four (4) dwelling units for each 100 acres dedicated to serve as Village Conservancy lot(s).

In any case, the maximum number of residential units within the Village district shall not exceed 300 dwelling units, exclusive of dwelling units developed on conservancy lots and accessory dwelling units.

- (2) The total number of residential units permitted in a village, as determined above, shall not include those residential units established on lots which are created in the Village Conservancy and Satellite Conservancy subdistricts.
- (3) The maximum residential development potential of a Satellite Conservancy subdistrict, which may be transferred to the Village Center, shall be limited by the provisions of Section 4-1206(B).
- (4) Additional accessory dwelling units are permitted on lots three (3) acres in size or greater, pursuant to Section 5-613 of this Ordinance.

##### **(B) Designated Commercial and Workplace Areas.**

- (1) The County will permit non-residential uses in the Village Center subdistrict subject to Sections 4-1209 Permitted Uses, 4-1210

Special Exception Uses, 4-1207 Land Allocation, and 4-1213 Lot and Building Requirements.

- (2) Accessory dwellings and apartments associated with commercial and workplace uses shall be permitted, provided that all accessory units on commercial and workplace lots are located above the first floor. Such accessory units are not included in calculating the maximum residential development potential provided for above in Section 4-1208(A).

#### **4-1209 Permitted Uses.**

- (A) **Village Conservancy and Satellite Conservancy Subdistricts.** The following uses shall be permitted in both the Village Conservancy and Satellite Conservancy subdistricts:
  - (1) Agriculture, horticulture, forestry or fishery.
  - (2) Open space.
  - (3) Nature preserve, such as but not limited to, wildlife sanctuary, conservation area and game preserve.
  - (4) Watershed and water impoundment protection areas.
  - (5) Nature and recreation trails.
  - (6) Stormwater management structures and ponds.
  - (7) Home occupation, pursuant to Section 5-400.
  - (8) Child or adult day care home, pursuant Section 5-609.
  - (9) Private school for less than nine (9) pupils.
  - (10) Bed and ~~breakfast~~ Breakfast Homestay, pursuant to section-Section 5-601(A).
  - (11) Active recreation space.
  - (12) Public or private playground, or neighborhood park.
  - (13) Convent, monastery, or seminary.
  - (14) Dwelling, single family detached.
  - (15) Accessory apartment or dwelling unit, pursuant to Section 5-613.
  - (16) Public water and wastewater facilities including land application fields, identified on the approved Concept Development Plan.

- (17) Equestrian facility, on lots of fifty (50) acres or more, with frontage on a state maintained road.
- (18) Farm machinery sales and service, pursuant to Section 5-615.
- (19) Guest farm or ranch, leasing no more than three (3) guest rooms.
- (20) Guest house, pursuant to Section 5-612.
- (21) Nursery, production, with frontage on a state maintained road, pursuant to Section 5-605.
- (22) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (23) Dwelling, single family detached, including doublewide manufactured housing.
- (24) Small business, pursuant to Section 5-614.
- (25) Stable, neighborhood, on lots of twenty five (25) acres or more, with frontage on a state maintained road.
- (26) Stable, private.
- (27) Tenant dwelling, pursuant to Section 5-602(A) & (C).
- (28) Wayside stand, pursuant to Section 5-604.
- (29) Utility substation, dedicated.
- (30) Veterinary service.
- (31) Bus shelter.
- (32) Commuter parking lot, with less than 50 spaces.
- (33) Sewer pumping station.
- (34) Mill, feed and farm supply center.
- (35) Water pumping station.

**(B) Village Center - Residential Area.**

- (1) Dwelling, single family detached.
- (2) Home occupation.
- (3) Child or adult day care home.



- (4) Private school for less than nine (9) pupils.
- (5) Bed and ~~breakfast~~ Breakfast homestay, pursuant to Section 5-601(A).
- (6) Office, as an accessory use and occupying no more than 1,200 square feet of floor area per lot.
- (7) One accessory building and/or dwelling, on lots greater than three acres in size, pursuant to Section 5-613.
- (8) Greens, parks and squares.
- (9) Dwelling, single family attached.
- (10) Studio space - artist, crafts person, writer, etc.
- (11) Bed and ~~breakfast~~ Breakfast inn, pursuant to Section 5-601(B).
- (12) Retail sales, accessory to residential use and occupying no more than 600 square feet of floor area per lot.

**(C) Village Center - Commercial and Workplace Areas.**

- (1) Church, synagogue and temple.
- (2) Convent, monastery, or seminary.
- (3) Library.
- (4) Post office.
- (5) Museum, historical and cultural center.
- (6) Child or adult day care center.
- (7) Community center.
- (8) Theater.
- (9) Greens, parks and squares.
- (10) Accessory apartment or dwelling units, located above the ground floor.
- (11) Retail sales, occupying no more than 5,000 square feet of floor area per lot.
- (12) Personal service establishment.
- (13) Business service establishment.

- (14) Banks or financial institution, pursuant to Section 5-659.
- (15) Structures or use for federal, state or local government purposes.
- (16) Office, occupying no more than 10,000 square feet of floor area per lot.
- (17) Restaurant.
- (18) Studio space - artist, crafts person, writer, etc.
- (19) Country ~~inn~~Inn, pursuant to Section 5-601(C).
- (20) Bed and ~~breakfast~~Breakfast inn, pursuant to Section 5-601(B).
- (21) Office, medical and dental.
- (22) Continuing care facility, with less than 20 rooms.
- (23) Veterinary service.
- (24) Fire and/or rescue station.
- (25) Farm market.
- (26) Contractor service establishment, without outdoor storage.
- (27) Convenience food store, without gas pumps.
- (28) Telecommunications antenna, pursuant to Section 5-618(A).
- (29) Police Station.
- (29)(30) Country Inn with Restaurant, pursuant to Section 5-601(C).

#### 4-1210

#### Special Exception Uses.

- (A) **Village Conservancy and Village Satellite Conservancy Subdistrict.**  
The following uses shall be permitted by special exception in both the Village Conservancy and Satellite Conservancy subdistricts unless otherwise designated:
  - (1) Golf course, clubhouse and supporting uses including restaurant, pro-shop, maintenance structures, tennis/racquet ball courts and parking lots in the Village Conservancy subdistrict.
  - (2) Rural Retreats and Resorts pursuant to Section 5-601(D), supporting recreational uses for hotels/motels, community recreation facilities including restaurants, swimming pools and changing facilities, maintenance structures, tennis/racquet ball courts and parking lots in the Village Conservancy subdistrict.

- (3) Schools in the Village Conservancy subdistrict.
- (4) Child and/or adult day care center in the Village Conservancy subdistrict.
- (5) Public water and wastewater facilities including land application fields, not identified on the approved Concept Development Plan, in the Village Conservancy subdistrict.
- (6) Cemetery.
- (7) Park, regional.
- (8) Museum, historical and cultural center, arboretum.

**(B) Village Center - Residential Area.**

- (1) Church, synagogue and temple.
- (2) Convent, monastery, or seminary.
- (3) Library.
- (4) Post office.
- (5) Museum, historical and cultural center, arboretum.
- (6) Child and/or adult day care center.
- (7) Community center.
- (8) Theater.
- (9) School.
- (10) Structures or uses for federal, state or local government purposes.
- (11) Art gallery.
- (12) Continuing care facility.
- (13) Retail sales, occupying less than 3,000 square feet of floor area per lot.
- (14) Office, less than 6,000 square feet of floor area per lot.
- (15) Hotel/Motel, with more than twenty (20) guest rooms.
- (16) Personal service establishment.
- (17) Business service establishment.

(C) **Rural Village Center - Commercial and Workplace Areas.**

- (1) Retail sales, occupying more than 5,000 and less than 10,000 square feet of floor area per lot.
- (2) Office, occupying more than 10,000 and less than 20,000 square feet of floor area per lot.
- (3) Hotel/Motel.
- (4) Rural retreat.
- (5) School.
- (6) Continuing care facility, with more than 20 rooms.
- (7) Car wash.
- (8) Automobile service station.
- (9) Storage, outdoor.
- (10) Sale and storage of building materials and garden supplies.
- (11) Motor vehicle storage, outdoor.
- (12) Convenience food store, with gas pumps.
- (13) Warehousing facility.
- (14) Establishments for assembly, fabrication, processing, production and/or manufacturing of goods or products.
- (15) Farm machinery sales and service.
- (16) Utility substation, communal water and wastewater treatment facilities and other utilities to serve the Rural Village district.
- (17) Animal hospital.
- (18) Nursery, commercial.
- (19) Repair service establishment, with accessory outdoor storage.
- (20) Contractor service establishment, with accessory outdoor storage.
- (21) Stone cutting, welding, blacksmith, tinsmith and woodworking shops with accessory enclosed storage.
- (22) Storage, mini-warehouse.

(23) Private club or lodge.

(23)(24) Banquet/Event Facility, pursuant to Section 5-642, by  
Minor Special Exception.

**4-1211 Permitted Uses on Civic Lots.** The following uses are permitted on Civic Lots in this district:

- (A) Church, synagogue and temple.
- (B) Convent, monastery, or seminary.
- (C) Library.
- (D) Post office.
- (E) Museum, historical and cultural center, arboretum.
- (F) Community center.
- (G) Theater.
- (H) School.
- (I) Structures or uses for federal, state or local government purposes.
- (J) Art gallery.
- (K) Greens, parks and squares.
- (L) Recreational structure or use primarily for village residents.

## Section 4-1350

## PD-MUB Planned Development-Mixed Use Business District

### 4-1351

**Purpose and Intent.** A Planned Development Mixed Use Business District is established to provide for mixed use business developments. The district encourages a compact pedestrian-oriented mix of uses. The uses are regional office, light industrial uses, retail, service, civic and high density residential uses located in close proximity to each other in order to create an attractive environment in which to live, work and play. The mix of uses is anticipated to create a sense of place, organized around one or more public or civic uses that serve to unify the overall development.

Environmental features shall be preserved and integrated into the plan of development. The major land uses shall be linked by way of pedestrian linkages, trails and greenways that connect the businesses, residences and open space. The pedestrian-oriented nature of the district should be emphasized by the building scale and design, block sizes, pedestrian-oriented uses and pedestrian-friendly streetscapes.

### 4-1352

**Size and Location.** A PD-MUB District shall contain no fewer than 25 acres and shall be located along an arterial or major collector roadway. The district shall be located in areas served by public water and sewer systems.

Contiguous additions of any size shall be allowed to an existing PD-MUB District if the applicant demonstrates that the addition is integrated with the district that was previously approved. Existing uses on lots that are included within a proposed PD-MUB District may be used to meet the minimum use percentages required in Section 4-1355(A) during the rezoning process.

### 4-1353

**Permitted Uses.** The following uses shall be permitted in any PD-MUB District subject to the requirements and limitations of these regulations.

#### (A) Employment Uses.

- (1) Offices, administrative, business or professional.
- (2) Research and development.

#### (B) Commercial Uses.

- (1) Banks or other financial institutions, without drive-throughs.
- (2) Health and fitness center.
- (3) Offices, medical and dental.
- (4) Child care center, pursuant to Section 5-609(B).
- (5) Adult day care center.
- (6) Business service establishment.

Section 4-1350

Revision Date: ~~September 2, 2013~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

- (7) Hotel/motel, pursuant to Section 5-611.
  - (8) Conference or training center.
  - (9) Personal service establishments.
  - (10) Retail sales establishments, excluding drive-throughs.
  - (11) Restaurants, including carry-out but excluding drive-throughs.
  - (12) Restaurant, dinner theater.
  - (13) Convenience food stores, pursuant to Section 5-617.
  - (14) Banquet~~facility~~/Event ~~facility~~Facility.
  - (15) Art gallery.
  - (16) Theater, indoor.
  - (17) Art Studio
- (C) **Residential Uses.**
- (1) Dwellings, multifamily.
- (D) **Public, Civic, Institutional Uses.**
- (1) Educational institution.
  - (2) Public use, excluding schools.
  - (3) Park, Neighborhood.
  - (4) Church, synagogue, temple or mosque.
  - (5) Community center.
  - (6) Cultural center.
- (E) **Utility Uses.**
- (1) Water pumping station, pursuant to Section 5-621.
  - (2) Sewer pumping station, pursuant to Section 5-621.
  - (3) Telecommunications antenna, pursuant to Section 5-618(A).

**4-1354**

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors and may be subject to conditions pursuant to Section 6-1300.

(A) **Employment Uses.**

- (1) Flex-industrial uses, pursuant to Section 5-608.
- (2) Manufacturing, processing, fabrication and or assembly of products.
- (3) Wholesale Trade Establishment.

(B) **Commercial Uses.**

- (1) Medical facilities, outpatient only.
- (2) Commercial uses with drive-throughs, pursuant to Section 5-659.
- (3) Gas pumps accessory to a convenience store, pursuant to Section 5-617.
- (4) Automobile service station.

(C) **Residential Uses.**

- (1) Dwellings, single family attached.

(D) **Public, Civic, Institutional Uses.**

- (1) Heliport, helistop.
- (2) Radio, radar or television tower.
- (3) Hospitals, pursuant to Section 5-610.
- (4) Continuing care facility.
- (5) School.
- (6) Outdoor amphitheater

(E) **Utility Uses.**

- (1) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (2) Telecommunications tower, pursuant to Section 5-618(C)(2).



## Section 5-500

**Temporary Uses/Zoning Permits.** These uses are permitted in all zoning districts, subject to the following.

### (A) **Construction Related Temporary Uses.**

- (1) **Construction and Sales Trailers.** Temporary buildings, including but not limited to, construction and sales trailers, and storage of materials are permitted in conjunction with the construction of a building, buildings, subdivision, infrastructure, or development when limited to the duration of the construction. Temporary buildings may be erected after preliminary subdivision plat or site plan approval so long as zoning requirements are met for the lot on which the temporary buildings are placed and appropriate building permits have been obtained. Such temporary buildings shall be removed as a condition of final bond release.
- (2) **Temporary Dwelling unit in conjunction with construction of a dwelling.** The erection and occupancy of a temporary dwelling for up to twelve (12) months, which may be extended by the Zoning Administrator in 6 month increments, is permitted during the construction of a dwelling on the same lot subject to obtaining a zoning permit, to be issued concurrently with or after the issuance of the building permit.
- (3) **Sales and leasing.** Residential and non-residential sales and leasing are permitted as a temporary use in a dwelling, a model home, or temporary building located in the same subdivision or development where the dwellings or non-residential buildings are to be located and offered for sale or lease. The sales use is permitted until the issuance of the last occupancy permit within the subdivision or development.
- (4) **Model Homes.** Single family detached model homes are permitted in all districts where residential uses are allowed. Single family detached model homes may be constructed prior to record plat approval so long as zoning requirements are met for the lot on which the home is constructed and appropriate building permits have been obtained. If a model home has been constructed prior to record plat approval, it shall be depicted on the record plat. Single family attached model homes, multi-family model units, and model home courts are permitted subject to first obtaining record plat or site plan approval. In addition, if any model home

incorporates features that are atypical to the ultimate residential use of the home, such as, but not limited to, utilization of the garage for a sales office without the provision of adequate on-site parking, or provision of a centralized parking area for a model court, then the use is also subject to review and approval through a site plan amendment process. Alternatively, the model unit or model court may be incorporated in the construction plans and profiles of the applicable development subdivision or site plan. The County may require a bond as appropriate to ensure that the atypical features including temporary parking lots will be removed or brought into conformance prior to conversion of the unit for residential occupancy. Notwithstanding, nothing herein shall be construed so as to require a garage in a model home to be utilized for parking, if the unit or lot otherwise meets the parking requirements of this ordinance. A model home shall obtain an occupancy permit prior to residential occupancy.

(B) **Temporary Sales.** Temporary sales of produce, Christmas trees, fireworks, and other seasonal goods, may be permitted on application for a temporary zoning permit to the Zoning Administrator. Such permit may impose conditions necessary to alleviate any adverse impacts such as provisions for adequate parking, traffic safety, fire safety, hours of operation, provision for sewage disposal, and other health and safety concerns the Zoning Administrator may deem necessary, and the posting of a bond to ensure timely removal of structures and materials and restoration of the area. A temporary zoning permit for temporary sales shall be valid for a period not to exceed 45 days, unless extended, and shall require that all structures and materials be removed within such time period. At a minimum:

- (1) Structures for temporary sales shall not exceed 400 square feet in floor area nor be closer than 35 feet to a right of way or prescriptive easement of a road.
- (2) Entrances and exits to roads shall be clearly delineated.
- (3) Entrances and exits shall be so located as to provide safe ingress and egress from roads and shall be channeled to prevent unrestricted access to and from the premises.

(C) **Special Events.** Special events may be permitted on application for a temporary zoning permit to the Zoning Administrator, subject to this subsection's standards and requirements.

(1) **Exemption for Special Events Approved as Part of a Special Exception Use.** Special events that are expressly approved as part of a special exception use are exempt from this subsection's requirements for a temporary zoning permit. If specific facilities or areas will be constructed or used to host the proposed special events, they shall be shown on the site plan required for the special exception use. Such special events shall comply with any applicable conditions stated in the special exception approval, and all other applicable provisions in the Zoning Ordinance, and the Loudoun County Code.

(2) **Permitted Locations.** Special events shall be permitted only when proposed to be held, in whole or in part, on any of the following properties, or a combination thereof:

(a) Public or private property within one or more of the Rural and Transition Residential Zoning Districts;

(b) Nonresidential private property within one or more of the Joint Land Management Area (JLMA) Zoning Districts, Suburban Zoning Districts or Planned Development (PD) Zoning Districts; or

(c) Residential private property within any Joint Land Management Area (JLMA) Zoning Districts, Suburban Zoning District, or within a Planned Development (PD) Zoning District that contains a total gross acreage of at least two (2) acres.

(3) **Referral Authorized.**

(a) Upon acceptance of the application for a special event permit, the Zoning Administrator may refer the application for comments to any town, county, or state departments or agencies, as appropriate, for full and adequate review of the merits of the application.

(b) Each reviewing agency or department shall submit its comments in writing to the Zoning Administrator within fifteen (15) calendar days from receipt of the Administrator's referral request.

- (4) **Minimum Standards and Criteria for Review.** The Zoning Administrator shall approve a temporary zoning permit application for a special event if it meets all of the following standards and criteria:
- (a) The proposed event shall be located, operated, and maintained in a manner consistent with the provisions of this Ordinance.
  - (b) The particular location requested can reasonably accommodate the proposed temporary event, given the proposed use's nature, size, and duration.
  - (c) The operation of the requested event at the location proposed and within the time period specified shall not create significant adverse impacts, including but not limited to environmental, visual, glare, traffic, noise, or odor impacts, on adjacent properties, or improvements on adjacent properties, or in the surrounding area.
  - (d) The proposed event shall not create an unreasonable risk of:
    - (i) Significant damage to public or private property, beyond normal wear and tear;
    - (ii) Injury to persons;
    - (iii) Public or private disturbances or nuisances;
    - (iv) Unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel; or
    - (v) Additional police, fire, trash removal, maintenance, or other public services demands, unless substantially mitigated by the applicant or operator.
  - (e) The time and location requested for the proposed special event shall not be already permitted or reserved for other activities.
  - (f) Permanent alterations to the site are prohibited, unless the Zoning Administrator specifically

approves the alteration so that the permit applicant can comply with this subsection 5-500(C).

- (g) Permanent signs are prohibited. All temporary signs approved under Section 5-1200 of this Ordinance and that are associated with the event use shall be removed when the special event ends.
  - (h) Special events shall not violate any applicable conditions of approval that apply to the principal use on the site.
  - (i) The applicant or operator has received or complies with any other required permits, such as health department permits, or other federal, state, or county regulations.
- (5) **Authority for Reasonable Conditions of Approval.** The Zoning Administrator may impose reasonable conditions necessary to assure compliance with the standards in this subsection, to ensure that operation and maintenance of the special event mitigate potential adverse impacts on existing uses on adjoining properties and in the surrounding area, and to protect the public health, safety and general welfare. Conditions may address, but are not limited to, provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire and life safety; conditions limiting hours of operation; provision for adequate sewage disposal; and any other health and safety concerns the Zoning Administrator may deem necessary to comply with the standards in Section 5-500 (C)(6), above. In addition, the Zoning Administrator may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.
- (6) **Term of Approval/Permit.** A temporary zoning permit for a special event authorized pursuant to this subsection shall be limited to a maximum duration of fourteen (14) days, unless otherwise specifically authorized or extended by the Zoning Administrator. A permittee may request an extension of the approval term in writing before the expiration of the original approval term and the Zoning Administrator may approve an extension upon a finding that the special event has substantially complied with all conditions of the original approval, and that the extension

will not create substantial adverse impacts on adjacent properties. All structures and materials related to the special event shall be removed within the approval time period or as such period may be extended.

- (7) **Maximum Number of Non-exempt Special Events per Property.** Within any single calendar year, the same property may host no more than ten (10) special events pursuant to this subsection. The temporary use permits for these special events may be reviewed and approved concurrently. A minimum of 14 days shall lapse between special events on any one property, or the subsequent special event shall be a minimum of two thousand (2,000) feet from the location of the previous event.
- (D) **Other Temporary Uses.** Other temporary activities for compensation not otherwise specifically addressed in this Section 5-500 may be permitted upon application for a temporary zoning permit to the Zoning Administrator. Such permit may impose conditions regarding the hours of operation, the volume of amplified music, the type and intensity of outdoor lighting, and similar matters affecting health, safety, and the public welfare, provided such conditions are necessary to alleviate any adverse impact of the activity upon neighboring roads and properties. Other temporary activities permitted by temporary zoning permits under this subsection 5-500(D) must be clearly incidental and subordinate to the permitted principal use of the property.
- (E) **Generally Applicable Temporary Zoning Permit Requirements.** All applications for a temporary zoning permit for a temporary use or event under this Section 5-500 shall comply with the following minimum requirements:
  - (1) All temporary zoning permits shall be applied for at least thirty (30) days in advance of the event or function.
  - (2) Unless the temporary event is addressed and covered through a previously approved special exception permit under subsection 5-500(C)(3) above, a separate temporary zoning permit shall be obtained for each temporary use or event. The County may allow concurrent review and approval of applications for multiple temporary uses or events on the same property if it finds that concurrent review is feasible within the time frames established by this section.



## Section 5-600

**Additional Regulations for Specific Uses.** The following additional regulations apply to specific uses as set forth below. These regulations are intended to serve as the minimum standards for these uses, and are not intended to be in substitution for other provisions of this ordinance that may apply, or for additional conditions that may be imposed in connection with special exception or rezoning approvals. Unless otherwise specified, the following additional regulations may be modified by Minor Special Exception in accordance with the provisions of Section 6-1300. Modifications may be approved by the Board of Supervisors upon a finding that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, preserve the County's historic or archeological heritage, or otherwise exceed the public purpose of the existing regulation. No modification shall be granted to any of the underlying zoning district regulations.

### 5-601

**Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn and Rural Guest Retreats and Rural Resorts Establishments.** No such use shall be established either as the initial use of the subject property or by change of use of the property or by conversion of one such use to another until a sketch plan or site plan, as applicable, for such proposed new use has been approved and the appropriate building permit and applicable Fire Prevention Code permits have been obtained. These establishments may be located in accord with the lists of permitted and special exception uses for the individual zoning districts subject to the following criteria:

#### (A) Bed and Breakfast Homestay.

##### (1) Intensity/Character.

- (a) Management. The owner of the premises shall reside on the premise and manage the Bed and Breakfast Homestay.
- (b) Guest Rooms. 1 – 4 guest rooms.
- (c) Lot Size. No minimum lot area.
- (d) Food Service. The Bed and Breakfast Homestay shall not contain restaurant facilities, but may provide food service for overnight guests or private party attendees, only.
- (e) Private Parties.



(i) Private parties for up to 20 attendees, including overnight guests, may be held daily at the Bed and Breakfast Homestay.

~~(i)~~(ii) Private parties for more than 20 attendees may be held up to 10 times per calendar year and shall require approval of a Building Permit to allow the structure to be used for such private parties and a Zoning Permit for each private party. A Zoning Permit shall be applied for at least thirty (30) days in advance of each private party. The Zoning Permit application shall be accompanied by a copy of the approved Building Permit and proof of any necessary approvals from County agencies, such as the Health Department and Fire Official.

(f) **Hours of Operation.** Hours of operation for private parties shall be limited to 7:00AM to 12:00 midnight.

(2) **Landscaping/Buffering/Screening.**

(a) The use shall comply with the landscaping and screening standards of Section 5-653(A) to screen outdoor private party areas, regardless the size of adjacent property. The landscaping and screening requirements of Section 5-653(A) may be waived or modified in whole or in part by the Zoning Administrator the circumstances listed in Section 5-1409 or under the additional circumstance where the adjacent property owner(s) provides written consent to waive all or a portion of the required landscaping/ buffering/ screening requirements.

(3) **Parking.**

(a) **General.** Parking and loading for a Bed and Breakfast Homestay shall be provided as required by Section 5-1102.

(4) **Exterior Lighting.** Exterior lighting for a Bed and Breakfast Homestay shall be subject to Section 5-652(A)(2)-(3) (Exterior Lighting Standards). In addition to the

requirements of Section 5-652, the maximum height of pole-mounted exterior lighting shall be 12 feet.

**(5) Noise.**

(a) The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A).

(b) No outdoor music shall be permitted between 11 PM and 10 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10 PM and 10 AM on any other day.

**(6) Roads/Access.** For any Bed and Breakfast Homestay that is located on a lot which does not have frontage on a publicly maintained road, documentation shall be provided to the Zoning Administrator demonstrating that the private access easement serving such lot may be used to provide access to the establishment.

**(B) Bed and Breakfast Inn.**

~~(1) The owner or manager shall provide full-time management of the establishment at all times when the facility is occupied by guests. The owner or manager may live on the premise.~~

~~(2) The establishment shall not contain restaurant facilities but may provide food service for overnight or other transient guests attending meetings or private parties.~~

~~(3) Weddings, receptions, private parties, meetings and similar activities may be held at the Bed and Breakfast with the maximum number of attendees based on the maximum sleeping capacity of the facility. The hosting of the aforementioned gatherings in excess of the sleeping capacity of the facility may be held up to ten times per calendar year. A minimum of 14 days shall lapse between such gatherings. Written notice shall be provided 30 days in advance of the gathering to the Zoning Administrator. Such notice shall be accompanied by proof of any necessary approvals from County agencies, such as the Health Department and the Fire Department. Additional gatherings may be held in accordance with Section 5-642, Banquet/Event Facility, with the approval of a Minor Special Exception.~~

- ~~(4) For any establishment that is not located on a state maintained road, a copy of the deed establishing the ingress/egress easement shall be provided to the Zoning Administrator. The deed shall demonstrate that the easement may be used to support the establishment.~~
- ~~(5) Entrances and exits from the state maintained road shall provide safe ingress and egress from roads, and shall be channeled to prevent unrestricted access to and from the premises.~~

~~(6)~~(1) **Intensity/Character.**

~~(a)~~ **Management.** The owner or manager of the premises shall provide full-time management at all times when the Bed and Breakfast Inn is occupied by overnight guests or private party attendees. An owner or manager may live on the premises.

~~(a)(b)~~ **Guest Rooms.** The number of guest rooms shall not exceed 10. minimum lot area shall be as follows:

Use	Lot Area (Minimum)	No. of Guest Rooms
Level I - small scale	5 acres	3-7 rooms
Level II - medium scale	10 acres	8-10 rooms

~~(c)~~ **Lot Area.** The minimum lot area shall be 5 acres.

~~(d)~~ **Size of Use.** The floor area ratio shall not exceed 0.04.

~~(e)~~ **Food Service.** The Bed and Breakfast Inn shall not contain restaurant facilities, but may provide food service for overnight guests or private party attendees, only.

~~(f)~~ **Private Parties.**

- ~~(i)~~ Private parties for up to 50 attendees, including overnight guests, may be held daily at the Bed and Breakfast Inn.
- ~~(ii)~~ Private parties for more than 50 attendees, including overnight guests, may be held up to 20 times per calendar year and shall require

approval of a Building Permit to allow the structure to be used for such private parties and a Zoning Permit for the private parties. A Zoning Permit shall be applied for at least thirty (30) days in advance of each private party, or at least 30 days in advance of the first private party of the calendar year if the dates of all such private parties are listed. The Zoning Permit application shall be accompanied by a copy of the approved Building Permit and proof of any necessary approvals from County agencies, such as the Health Department and Fire Official.

(g) **Hours of Operation.** Hours of operation for private parties shall be limited to 7:00AM to 12:00 midnight.

(h) **Yard Standards.**

(i) Parking shall be setback 40 feet from all lot lines.

(b) —

~~(e)~~(2) **Landscaping/Buffering/Screening.**

(i)(a) ~~The use shall comply with the landscaping and screening standards of Section 5-653(A)Outside private party areas shall be screened with solid fencing.~~ The use shall comply with the landscaping and screening standards of Section 5-653(A) to screen outdoor private party areas, regardless the size of adjacent property. The landscaping and screening requirements of Section 5-653(A) may be waived or modified in whole or in part by the Zoning Administrator in the circumstances listed in Section 5-1409 or under the additional circumstance where the adjacent property owner(s) provides written consent to waive all or a portion of the required landscaping/ buffering/ screening requirements.

(ii)(b) Parking areas shall ~~be screened to~~ comply with the landscaping and screening requirements standards of Section 5-653(B).

~~(iii)(c)~~ New Driveways driveways providing access to a Bed and Breakfast Inn use shall not be located within a required buffer yard area except as minimally necessary to access the site.

~~(d)~~ (3) Parking.

~~(i)(a)~~ General. Parking and loading for a ~~bed and breakfast inn~~ Bed and Breakfast Inn shall be provided as required by Section 5-1102.

~~(ii)~~ Surface. All parking areas serving the use shall use a dust free surfacing material as provided in the Facilities Standards Manual.

~~(e)~~ (4) Exterior Lighting. Exterior lighting for a ~~bed and breakfast inn~~ Bed and Breakfast Inn shall be ~~for security purposes only,~~ subject to Section 5-652(A)(1)-(3) (Exterior Lighting Standards). In addition to the requirements of Section 5-652, the maximum height of pole-mounted exterior lighting, outside of parking areas, shall be 12 feet.

(5) Noise.

(a) The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A).

(b) ~~In addition, no~~ No outdoor music ~~outdoor music shall be permitted~~ between 11 ~~pm~~ PM and 10 ~~am~~ AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10 ~~pm~~ PM and 10 ~~am~~ AM on ~~Sunday through Thursday~~ any other day.

(6) Roads/Access.

(a) The Bed and Breakfast Inn shall comply with the Road Access Standards in Section 5-654.

(b) For any Bed and Breakfast Inn that is located on a lot which does not have frontage on a publicly maintained road, documentation shall be provided to the Zoning Administrator demonstrating that the private access easement serving such lot may be used to provide access to the establishment.

(c) There shall be no more than two points of access for the Bed and Breakfast Inn.

~~(f) —~~

- (7) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as a Bed ~~& and~~ Breakfast Inn and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003, unless a greater expansion is approved by ~~minor~~ Minor special Special exception Exception pursuant to section 6-1300.

**(C) Country Inn.**

- ~~(1) The owner or manager shall provide full time management of the premises at all times when the establishment is occupied by guests.~~
- ~~(2) In addition to guest rooms, the establishment may, by Minor Special Exception, contain a full service restaurant that may provide meal service to guests and the general public. Weddings, receptions, private parties, meetings and similar activities may be held at the Country Inn with the maximum number of attendees based on the maximum sleeping capacity of the facility. The hosting of the aforementioned gatherings in excess of the sleeping capacity of the facility may be held up to ten times per calendar year. A minimum of 14 days shall lapse between such gatherings. Written notice shall be provided 30 days in advance of the gathering to the Zoning Administrator. Such notice shall be accompanied by proof of any necessary approvals from County agencies, such as the Health Department and the Fire Department. Additional gatherings may be held in accordance with Section 5-642, Banquet/Event Facility, with the approval of a Minor Special Exception.~~
- ~~(3) A maximum of 10% of the gross floor area of the Country inn may be comprised of accessory day treatment, spa facilities.~~

- ~~(4) For any establishment that is not located on a state maintained road, a copy of the deed establishing the ingress/egress easement shall be provided to the Zoning Administrator. The deed shall demonstrate that the easement may be used to support the establishment.~~
- ~~(5) Entrances and exits from the state maintained road shall provide safe ingress and egress from roads, and shall be channeled to prevent unrestricted access to and from the premises.~~
- ~~(6) A Country Inn shall have at least four rooms for transient overnight occupancy and provide at least one of the following elements:~~
- ~~(a) More than 10 rooms not to exceed 40 rooms for transient overnight occupancy, such facility may include Banquet/Event facilities with a Minor Special Exception in accordance with Section 5-642;~~
- ~~(b) Full service restaurant facilities may provide meals to guests and the general public. In addition, Banquet/Event facilities may be provided in accordance with Section 5-642 with a Minor Special Exception.~~

~~(7)~~(1) **Intensity/Character.**

~~(a)~~ **Management.** The owner or manager of the premises shall provide full-time management at all times when the Country Inn is occupied by overnight guests or private party attendees. An owner or manager may live on the premises.

~~(b)~~ **Guest Rooms.** 1 – 40 guest rooms.

~~(a)~~(c) **Minimum Lot Area.** The minimum lot area shall be 25-20 acres.

~~(b)~~(d) **Size of Use.**

(i) The floor area ratio shall not exceed 0.04.

~~(ii)~~ The—Any restaurant and indoor Banquet/Event ~~facilities~~ Facility(ies) located on the premises property shall not exceed 49

percent of the total floor area of the ~~country~~  
~~inn~~Country Inn.

**(e) Food Service.**

- ~~(ii)~~(i) Food service may be provided for overnight guests and private party attendees.
- (ii) Full-service restaurant facilities may be provided to the general public in accordance with the individual zoning district regulations

**(f) Private Parties.**

- (i) Private parties for up to 100 attendees, including overnight guests may be held daily at the Country Inn.
- (ii) Private parties for more than 100 attendees, including overnight guests, may be held up to 20 times per calendar year and shall require approval of a Building Permit to allow the structure to be used for such private parties and a Zoning Permit for the private parties. A Zoning Permit shall be applied for at least thirty (30) days in advance of each private party, or at least 30 days in advance of the first private party of the calendar year if the dates of all such private parties are listed. The Zoning Permit application shall be accompanied by a copy of the approved Building Permit and proof of any necessary approvals from County agencies, such as the Health Department and Fire Official.

**(g) Hours of Operation.** Hours of operation for private parties shall be limited to 7:00AM to 12:00 midnight.

**(h) Yard Standards.** The minimum required yard setback shall be 250 feet minimum from all lot lines or 100 feet from a lot line of a property having a commercial use.

- (i) The Country Inn use shall be setback 100 feet from all lot lines.



(ii) Parking shall be setback 100 feet from all lot lines.

(iii) Outdoor private party areas shall be setback 200 feet from all lot lines or 100 feet from a lot line of a property having a commercial use.

~~(e)~~(i) Accessory Use. A maximum of 10% of the gross floor area of the Country Inn may be composed of accessory day treatment, spa facilities.

~~(d)~~(2) Landscaping/Buffering/Screening.

~~(i)~~(a) The use shall comply with the landscaping and screening standards of Section 5-653(A) to screen outdoor private party areas from adjacent properties, regardless the size of adjacent property.

~~(ii)~~(b) Parking areas shall ~~be screened to~~ comply with the landscaping and screening standards of Section 5-653(B).

~~(iii)~~(c) New Driveways driveways providing access to the Country Inn shall not be located within a required buffer yard area except as minimally necessary to access the site.

~~(e)~~(3) Parking.

(a) General. Parking and loading for a Country Inn shall be provided as required by Section 5-1102.

(i) —

~~(ii) Surface. All parking areas serving the use shall use a dust-free surfacing material, as provided in the Facilities Standards Manual.~~

~~(f)~~(4) Exterior Lighting. All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3) (Exterior Lighting Standards). In addition to the requirements of Section 5-652, the maximum height of pole-mounted exterior lighting, outside of parking areas, shall be 12 feet.

(5) Noise.

(a) The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A).

(b) No outdoor music ~~outdoor music shall be permitted between 11 pm and 10 am on Friday, Saturday and any evening preceding a holiday recognized by Loudoun County, and between 10 pm and 10 am on Sunday through Thursday 12 am (midnight) and 7 am.~~

~~(g)~~(6) **Roads/Access.**

(i) The ~~e~~CCountry ~~i~~Inn shall comply with the road access standards in Section 5-654.

(ii) There shall be no more than two points of access for guests of the ~~e~~CCountry ~~i~~Inn.

~~(ii)~~ For any Country Inn that is located on a lot which does not have frontage on a publicly maintained road, documentation shall be provided to the Zoning Administrator demonstrating that the private access easement serving such lot may be used to provide access to the establishment.

~~(8)~~(7) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as a Country Inn and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by ~~minor~~ Minor special ~~Special exception~~ Exception pursuant to section 6-1300.

(D) **Rural Retreats and Resorts.** Rural retreats and rural resorts shall comply with the following standards.

(1) **Parcel Size.** The minimum lot area of rural resorts and retreats shall comply with Section 5-601(D)(8)(a), except when located within the buffer area of a Planned Development-Rural Village (PD-RV) district.

- (2) **Separation Requirement.** When not located within a Planned Development-Rural Village (PD-RV) district, rural retreats shall be appropriately sited so as not to infringe on the character of any existing village. At a minimum, rural retreats shall be located at least one (1) mile from the boundaries of an existing Village Conservation Overlay District or an existing PD-CV or PD-RV zoned parcel.
- (3) **Setbacks.** All new buildings, active recreational areas, parking, and lighted areas shall be set back a minimum of 200 feet from adjacent properties.
- (4) **Access.** All rural retreats and resorts shall comply with the road access standards in Section 5-654.
- (5) **Water and Sewer.** The establishment shall be served by public water and sewer if located in a PD-RV district. Otherwise, the establishment shall be served by a communal water system and a communal wastewater collection and treatment system. Communal water and sewer systems may be located within the open space.
- (6) **Open Space.** A minimum of 75% of the site shall remain as open space. Recreational uses customarily incidental and subordinate to the rural resort or retreat permitted in the open space area may include: swimming pools and related facilities, boating facilities, tennis and other sports courts, equestrian facilities, picnic areas, golf courses and related facilities, ballfields, children's play equipment and passive recreation facilities. Driveways and parking areas supporting these recreational facilities may also be located in the open space area.
- (7) **May be Open to Public.** These establishments may be open to the general public for patronage. A Rural Retreat or Rural Resort shall be entitled to treatment as an Event Facility pursuant to Section 5-642 by Minor Special Exception.
- (8) **Additional Standards for AR and TR Districts.** In the AR and TR districts, rural retreats and resorts shall comply with the following additional requirements in addition to the general standards identified above. Where there is a conflict between these standards and the general standards controlling the development of rural resorts and retreats, these standards shall control.

- (a) **Intensity/Character.** The minimum lot area shall be as follows.

Use	Size of Lot (Minimum)	Nos. of Guest Rooms
Level I – Rural Retreat small scale	40 acres	Up to 20 rooms
Level II – Rural Retreat medium scale	60 acres	21-40 rooms
Level III –Rural Retreat large scale	80 acres	41-60 rooms
Level I – Rural Resort small scale	100 acres	61-80 rooms
Level II – Rural Resort medium scale	120 acres	81-100 rooms
Level III –Rural resort large scale	150 acres	101-120 rooms
More than 120 rooms requires special exception approval pursuant to Section 6-1300		

- (b) **Size of Use.**

- (i) The restaurant and ~~banquet~~Banquet/Event facilitiesFacilities, and conference and training facilities shall be less than fifty (50) percent of the total floor area of the rural retreat or resort.
- (ii) Outdoor storage related to the rural retreat or resort facilities shall be permitted.
- (iii) The floor area ratio shall not exceed 0.04.

- (c) **Yard Standards.** The minimum required yards shall be as follows:

- (i) Level I-Rural Retreat: 125 feet minimum from all lot lines.
- (ii) Level II-Rural Retreat: 200 feet minimum from all lot lines.
- (iii) Level III-Rural Retreat: 250 feet minimum from all lot lines.
- (iv) Level I-Rural Resort: 300 feet minimum from all lot lines.

- (v) Level II-Rural Resort: 350 feet minimum from all lot lines.
- (vi) Level III-Rural Resort: 375 feet minimum from all lot lines.
- (d) **Landscaping/Buffering/Screening.**
  - (i) The use shall comply with the landscaping and screening standards of Section 5-653(A).
  - (ii) Parking areas shall be screened to comply with the standards of Section 5-653(B).
  - (iii) Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (e) **Roads/Access.**
  - (i) The rural retreat or resort shall comply with the road access standards in Section 5-654.
  - (ii) There shall be no more than two points of access to a rural retreat or resort. This requirement shall not preclude an additional access for emergency vehicles only.
- (f) **Parking.**
  - (i) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (ii) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (g) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (h) **Noise.** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.

**Banquet-Facility/Event Facility.** Any Banquet/Event Facility use, except within the PD-MUB and CLI district, in the AR districts shall comply with the following standards:

**(A) Intensity/Character Standards.**

~~(A)(1)~~ **Hours of Operation.** Hours of operation shall be limited to 97:00 a.m. AM to 12:00 midnight.

~~(2)~~ **Size of Use.** The minimum lot area for a Banquet/Event Facility shall be 25-20 acres.

~~(B)(3)~~ **Floor Area.** The floor area ratio shall not exceed 0.04.

~~(4)~~ **Location on Site/Dimensional Standards.** ~~The Banquet/Event Facility use shall be set back 200 feet from lot lines. Outdoor areas, including parking used for the Banquet/Event Facility use shall be set back a minimum of 500 feet from all property lines.~~ The Board of Supervisors may increase the outdoor area setback in establishing conditions associated with a Minor Special Exception for the Banquet/Event Facility use.

~~(a)~~ The Banquet/Event Facility use shall be setback 100 feet from all lot lines.

~~(b)~~ Parking shall be setback 100 feet from all lot lines.

~~(c)~~ Outdoor private party areas shall be setback 200 feet from all lot lines or 100 feet from a lot line of a property having a commercial use.

~~(5)~~ **Number of Attendees.** The maximum number of attendees for incremental acreage is based at the rate of 200 plus two (2) persons per acre over 20 acres.

<u>Minimum Acreage</u>	<u>No. of Attendees</u>
<u>20 acres</u>	<u>200 attendees</u>
<u>50 acres</u>	<u>260 attendees</u>
<u>75 acres</u>	<u>310 attendees</u>
<u>100 acres</u>	<u>360 attendees</u>

~~(C)~~

~~(D)(B)~~ **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The Banquet/Event Facility use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall ~~be screened to~~ comply with the landscaping and screening standards requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall ~~be screened and comply with the landscaping and screening landscaped consistent with the~~ standards of Section 5-653(C).

~~(E)(C)~~ **Roads/Access Standards.**

- (1) **General Access Standards.** A Banquet/Event Facility shall comply with the road access standards of Section 5-654.
- ~~(2)~~ **Number of Access Points.** There shall be no more than two points of access to a publicly maintained road for the Banquet/Event Facility use. This requirement shall not preclude an additional access for emergency vehicles only.
- ~~(2)(3)~~ For any Banquet/Event Facility that is located on a lot which does not have frontage on a publicly maintained road, documentation shall be provided to the Zoning Administrator demonstrating that the private access easement serving such lot may be used to provide access to the establishment.

~~(D)~~ **Parking.**

- ~~(1)~~ **General.** Parking and loading shall be provided as required by Section 5-1102.

~~(F)~~

~~(G)(E)~~ **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3) (Exterior Lighting Standards). In addition to the requirements of Section 5-652, the maximum height of pole-mounted exterior lighting, outside of parking areas, shall be 12 feet.

~~(H)(F)~~ **Noise.** A Banquet/Event Facility shall comply with the noise standards of Section 5-652(B) (Noise Standards).

~~(I)~~ **Indoor and Outdoor Events.**

- (1) ~~**Indoor events:** weddings, meetings, private parties may be held within a building approved for the Banquet/Event Facility use. The maximum number of attendees is based on the occupancy load of the event space as determined by the Uniform Statewide Building Code.~~
- (2) ~~**Outdoor events:** weddings, meetings, private parties may be held outdoors. The maximum number of attendees is based on the acreage of the property as identified in the table below:~~

<del>Minimum Acreage</del>	<del>No. of Attendees</del>
<del>25 acres</del>	<del>125 attendees</del>
<del>40 acres</del>	<del>200 attendees</del>
<del>75 acres</del>	<del>350 attendees</del>



**5-654**

**Road Access Standards for Specific Uses.** The following road access standards shall apply to specific uses in this section when they are expressly referenced in the standards for specific use. All Facilities Standards Manual provisions regarding waivers apply.

**TABLE 5-654: ROAD ACCESS STANDARDS**

<del>Average—Generated Daily—Vehicle—Trips (VTD) Maximum Vehicles Per Day (VPD) <sup>(1)</sup></del>	<del>Onsite Private Road Construction Standards</del>	Public Road Access	
		Public Paved Road Standards <sup>(42)</sup>	Public Unpaved Road Standards <sup>(42)</sup>
1 - 20 VTD	FSM Chapter 4, Table 3, Type C1 Roadway	Permitted	Permitted
21 - 70 VTD	FSM Chapter 4, Table 3, Type C2 Roadway	Permitted	Permitted
71 - 250 VTD	FSM Chapter 4, Table 3, Type C3 Roadway	Permitted	Permitted
251 - 600 VTD	FSM Chapter 4, Table 1, Type A1 Roadway	Permitted	Special Exception Review required (Section 6-1300)
More than 600 VTD	FSM Chapter 4, Table 1, Type A1 Roadway	Special Exception Review required (Section 6-1300)	Special Exception Review required (Section 6-1300)
<sup>(1)</sup> VPD is to be calculated based on an estimated two trips (one in, one out) per individual vehicle.			
<sup>(42)</sup> Characteristics of the first public road accessed by project's private access road.			

## **DIVISION B: Off-Street Parking and Loading**

### **Section 5-1100 Off-Street Parking and Loading Requirements.**

#### **5-1101 Compliance Required.**

- (A) **General Requirement.** Except as provided elsewhere in this Ordinance, there shall be provided, at the time of the erection of any building, or at the time any principal building is enlarged or increased by adding dwelling units, guest rooms, seats or floor area, or before conversion from one type of use or occupancy to another, permanent parking and off-street loading space in the amount specified and pursuant to the requirements of this Section. Parking space may be provided in a garage and properly surfaced open area. In residential districts where streets and travelways have been designed pursuant to County and VDOT standards to accommodate on-street parking, such on-street parking can be used to meet the requirements of this section for up to one parking space per dwelling.
- (B) **Application to Addition or Change in Use.** When a change in intensity of use of any building or structure would increase the required parking by ten (10) or more spaces or ten (10) percent, whichever is greater, cumulatively from the date of this Ordinance, through an addition or change in the number of dwelling units, gross floor area, gross leasable area, seating capacity, or other units of measurements specified herein, the increment of additional required parking shall be provided in accordance with this Section unless an adjustment is permitted per subparagraph 5-1102(F) below. If fewer than ten (10) spaces or ten (10) percent, whichever is greater, are required by a change or series of changes in use, the Zoning Administrator may waive up to the incremental required number of parking spaces, after determining that the granting of the waiver will not be detrimental to the public welfare and will be consistent with the County of Loudoun Comprehensive Plan.
- (C) **Review of Parking and Loading Facilities Plan.** Each application for a subdivision, site plan, zoning permit, or certificate of occupancy shall include information as to the location and dimensions of parking and loading space; and the means of ingress and egress to such spaces. This information shall be in sufficient detail to determine if the requirements of this Ordinance are met and shall contain such information as is required by applicable provisions of the Land Subdivision and Development Ordinance.
- (D) **Procedures for Reduction of Parking.** No existing parking or loading space, and no parking or loading space hereafter provided, which meets all or part of the requirements for parking or loading space set forth in these regulations, shall be reduced or eliminated. Reductions in parking and loading spaces may be permitted where spaces are no longer required by these regulations or alternative spaces meeting the requirements of these regulations are provided.

Section 5-1100

Revision Date: ~~December 3, 2007~~ June 2, 2014  
Board of Supervisors Public Hearing 5/14/2014  
ZOAM 2013-0008 Draft Text

**Number of Parking and Loading Spaces Required.****(A) Standards for Computation.**

- (1) **Floor Area.** Gross Floor Area, GFA, as used in this section shall be as defined in Article VIII of this Ordinance.
- (2) **Building Capacity.** The capacity of the building expressed in number of persons shall be determined by the Fire Prevention Code adopted by the County of Loudoun.
- (3) **Fraction of a Space.** When the calculation of the number of required parking and loading spaces results in a requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded, and fractions of over one-half (1/2) shall be interpreted as one (1) whole parking or loading space.
- (4) **Commercial Vehicles.** In addition to the requirements in the tables below, one (1) off-street parking space shall be required for each commercial vehicle which is directly associated with permitted and special exception uses, and which is to be parked on the premises during normal business hours. Required loading spaces may be credited as part of the total space needed for commercial vehicles.

**(B) For the purposes of this Article only, and for calculating parking and loading requirements hereunder, uses are grouped as follows:****(1) Residential Uses.**

- (a) **Single Family Dwellings**, detached houses and duplexes, townhouses and other single family attached dwelling units.
- (b) **Multi Family Dwellings**, includes condominium and apartment buildings where common vehicular entrances, parking areas etc., are provided for more than one unit.
- (c) **Elderly Housing**, any multifamily building that is occupied not less than 90% by persons 60 years of age or older.
- (d) **Accessory Dwelling Units**, associated with any other use, including living quarters for each caretaker, watch keeper, servant and tenant.
- (e) **Sleeping Rooms**, including boarding, lodging, and bed and breakfast homestays, rectories and convents which are rented or used on an individual basis by non-family members.

- (f) **Commercial Lodgings**, including hotels, motels, motorlodges and motor courts.
  - (g) **Congregate, Continuing Care & Nursing Homes**, where unrelated persons reside under supervision for special care, treatment, training or other purposes, on a temporary or permanent basis.
  - (h) **Day Care Centers**, where unrelated persons are cared for during limited periods each day in a supervised facility.
- (2) **Retail/Service Uses.**
- (a) **General Retail**, including antiques, art, art supplies, bicycles, books, camera and photographic supplies, china and glassware, clothing, coin and stamp, crafts/needlework, discount/mass merchandising, drapery/curtain/window coverings, dry goods, fabrics and sewing accessories, floor coverings, furriers and fur apparel, gifts/novelty/souvenirs, hobby, jewelry, linens/sheets/towels, leather/luggage/ suitcases, musical instruments, optical shops, newspapers and magazines, retail florist (no greenhouse), paint and wall coverings, pet shops, records/audio/stereo/TV, school and office supplies, second hand and resale, shoes, small electrical appliances, specialty, stationary, tobacco, toys, and other such retail uses as determined by the Zoning Administrator.
  - (b) **Convenience Retail**, including bakeries and confectioneries (non-manufacturing), butchers/meatshops, dairy products, eggs and poultry, fish and seafood, fruit and vegetables, frozen desserts (without tables), grocery/supermarkets, liquor, laundry/dry cleaning (pickup station only), pharmacy/drug, not to exceed 10,000 sq. ft. GFA each.
  - (c) **Service Retail**, including drapery services, direct selling, appliance repair, tool and appliance rentals, mail order, merchandise vending, film/video rentals, printing/ copy, shoe repair, pawn shops, photographic studios, key and lock, tailoring and dressmaking, upholstery, optical shops.
  - (d) **Hard Goods Retail**, automotive parts and supplies (without repair facilities), furniture, hardware, wholesale florists, garden supply, greenhouses, lumber and building supplies, household appliances, lighting and electrical supplies, medical appliances and supplies, pool and patio furniture, and sales display and showrooms for any building product (including millwork, cabinets, plumbing,

glass and mirror, fencing, swimming pools/spas/hot tubs, etc.).

- (e) **Shopping Centers**, with two or more individual stores, GFA provided in the same building or attached buildings totaling more than 10,000 square feet.
  - (f) **Personal Care Services**, including barber and beauty shops, cosmetology and cosmetic salons, diet counseling centers, electrolysis/hair removal salons, and fingernail salons.
  - (g) **Coin Operated Laundry and Coin Operated Dry Cleaning Facilities**, with or without attendant services and/or a pickup station for outside dry cleaning service.
  - (h) **Other Retail/Service Uses**, including animal clinics/veterinarian offices, kennels and pounds.
  - (i) **Temporary Retail**, including wayside stands and outdoor markets.
  - (j) **Motor Vehicle Sales & Service**, including automotive sales, gasoline and/or diesel fuel stations, automotive rental agency, marine craft sales and service, engine and motor repair shops, automotive glass/muffler/painting/tire/upholstery repair shops, recreational and sports vehicle sales and service.
- (3) **Food and Beverage Services.**
- (a) **Restaurant**, including restaurants, and banquet rooms, with or without dancing and entertainment facilities, which provide only seated table service.
  - (b) **Family Restaurant**, without a bar or lounge area, which provides seated service at tables, or counters, and only incidental carryout service.
  - (c) **Fast Food**, including delicatessens, carryout, drive-in, etc., which provides quickly or previously prepared foods from a counter and which may or may not have a separated indoor or outdoor seating area.
- (4) **Office and Business Services.**
- (a) **General Business Services**, including accounting, advertising, architectural/ engineering/urban planning, auditing, bookkeeping, business and management consulting, charitable, collection services, commodity or

security broker/dealer, consumer protection, corporate, credit reporting, currency exchanges, data processing, detective services, employment agencies, employment services, exterminating services, financial counseling, general business offices, income tax preparation, insurance agencies/brokers/ service offices, interior decorating (without furniture showrooms), loan companies, labor unions, legal offices, newspaper and news, newspaper distribution, philanthropic or professional membership business associations, publishing offices (without printing plants), public relations, real estate offices, religious, research labs, social service agencies, stenographic services, syndicator offices, title abstracting, travel agencies and window cleaning services.

- (b) **Financial Institutions**, including banks, savings and loans, credit unions, with or without drive-in facilities.
  - (c) **Medical Offices**, dentists, physicians, chiropractors, psychiatrist/psychologist, nonresidential psychiatric alcoholic and narcotic treatment centers, dental and medical laboratories, medical clinics and outpatient surgery/treatment centers, offices for the fitting and repair of hearing aids, prosthetic appliances, etc.
- (5) **Industrial/Manufacturing**, including all uses defined in the permitted and special exception use tables, including flex-industrial use.
  - (6) **Storage/Processing/Wholesaling**, including all uses defined in the permitted and conditional use tables, except as provided below:
    - (a) **Mini Warehouse**, with secured, individual storage units which are leased for a fee to individual companies or persons.
  - (7) **Materials Supply and Construction Uses**, including all uses defined in the permitted and special exception use tables.
  - (8) **Communication and Private Utility Uses**, including all uses defined in the permitted and special exception use tables.
  - (9) **Governmental Uses**, including all uses defined in the permitted and special exception use tables.
  - (10) **Educational Uses**, including all uses defined in the permitted and special exception use tables.
  - (11) **Cultural, Recreational, and Entertainment.**

- (a) **Public Assembly**, including art galleries, auditoriums, community and recreation centers, libraries, museums, movie and drama theatres, stadiums and arenas, outdoor theatres/festival/drama, stadiums and arenas, funeral homes, mortuaries, crematoria, civic/social/fraternal association meeting places and mausoleums.
  - (b) **Public Recreation**, including bowling alleys, gymnasiums, health clubs, roller and ice skating, tennis, racquetball, swimming and other recreational facilities.
  - (c) **Places of Worship**, including churches, synagogues, temples.
- (12) **Miscellaneous Uses.**
- (13) **Hospitals**, including sanitariums, and residential alcoholic, psychiatric and narcotic treatment facilities.
- (C) **Additional Rules for Computing Parking Requirements.**
  - (1) **Uses Not Listed.** The Zoning Administrator shall have the right to determine the required parking and loading facilities for uses not specifically listed in the tables herein. Such determination by the Zoning Administrator shall be in writing and shall be appealable to the Board of Zoning Appeals.
  - (2) **Uses listed but not shown as permitted or permissible within this ordinance.** The categories of uses set forth in Section 5-1102 are intended to be descriptive of various types of activities, but shall not be construed to allow any uses not specifically enumerated in the schedules of permitted or special exception uses for each zoning district.
  - (3) **Accessory Uses.** Storage, stock, kitchen, office and other areas accessory to the principle use of a building, or portion of a building, are to be included in the calculation of floor area of the principal use, unless noted otherwise herein.
  - (4) **Alterations, Expansions and Changes in Use.** For alterations, expansions, or changes in use, prior to the issuance of a zoning or occupancy permit, the Zoning Administrator shall determine in writing, based on information submitted by the applicant, the impact of the proposed change on the parking requirement for the building, and the adequacy of the parking provided.
- (D) **Parking and Loading Requirements by Use.** The computation of the minimum off-street parking and loading requirements for each permitted

use shall be based upon the standards in the following tables, subject to the adjustments and/or minimums required or allowed in this section.

- (E) Such parking and loading regulations shall apply only to new construction or expansion of an existing use. In the case of an expansion of an existing use, only the expansion shall be required to meet these regulations. The existing use and parking areas shall be deemed to be exempt from said regulations.

Table 5-1102			
Use		Parking Spaces Required	Loading Spaces Required
<u>Residential</u>			
Single Family Dwelling Unit	Detached	2/dwelling unit in agricultural districts; 3.0/dwelling unit in all other districts. Garage and driveway parking spaces count towards required spaces. Tandem parking i.e. one space behind another is permissible and both parking spaces count towards such required parking spaces.	None
Single Family Dwelling Unit	Attached	3.0/dwelling unit in all districts. Garage and driveway parking spaces count towards required spaces, except that at least .5 spaces/unit will be accommodated by off lot parking spaces. Tandem parking i.e. one space behind another is permissible and both parking spaces count towards such required parking spaces.	None
Multi/Family Dwelling Unit			
Studio		1.25/dwelling unit	None
1 bedroom		1.5/dwelling unit	None
2 or 3 bedrooms		2/dwelling unit	None
4 or more bedrooms		2.5/dwelling unit	None
Active Adult/Age Restricted Dwelling Unit		1.75/dwelling unit for buildings 4 stories or less in height 1.25/dwelling unit for buildings 4 stories or more in height	None
Elderly Housing/Independent Living Unit		.25/Independent living unit	None
Accessory Dwelling Unit		1/accessory apartment or dwelling unit	None



Table 5-1102		
Use	Parking Spaces Required	Loading Spaces Required
Sleeping Rooms	1/unit or room plus 2 for owners/managers	None
Commercial Lodgings	2 for owners/managers plus 1/sleeping room or unit plus any spaces required for restaurant/ restaurant/banquet and meeting rooms	As required for restaurant/lounge and meeting rooms; minimum one for lodgings with 50 or more rooms.
Congregate, Continuing Care & Nursing Homes	.25/resident plus 1.5/day shift employee	One
Child Care Facilities	.2/person in licensed capacity plus one per employee not residing on the premises	None
<u>Retail/Service</u>		
General and Convenience Retail	4/1,000 sq ft of GFA; minimum of 4 spaces per establishment	None for the first 10,000 sq. ft. then one/30,000 sq. ft. up to 70,000 sq. ft. plus one/ 80,000 sq. ft. thereafter
Wayside Stands/Christmas Tree Stands	Any parking provided shall be on-site	None
Nurseries/ Farm Markets	Minimum of 10 spaces shall be provided for the first five acres of outdoor sales area with one additional space for each ten acres over five acres. Off-site parking is prohibited.	
Bed and Breakfast Homestay	2.5/dwelling unit 1/guest room <u>.33/permitted private party attendee</u>	None
Bed and Breakfast Inn	2.5/dwelling unit 1/guest room 1/employee <u>.33/permitted private party attendee</u>	None
Country Inn	1/guest room 15/1,000 sq. ft. of GFA for restaurants & kitchen area only <u>.33/permitted private party attendee</u>	<u>1/40,000 sq ft of GFA for restaurant</u> <del>None</del>
Service Retail	2.5/1,000 sq ft of GFA; minimum of 3 spaces per establishment	Same as general retail
Hard Goods Retail	3.5/1,000 sq ft of GFA interior sales space plus 1.5/1,000 feet of interior storage and/or exterior display/sales area; minimum of 4 spaces per establishment	Same as general retail

Table 5-1102		
Use	Parking Spaces Required	Loading Spaces Required
<u>Shopping Centers</u>		
Smaller Shopping Centers (Small strip-type centers)	6/1,000 sq. ft. of GFA for centers with up to 30,000 sq. ft.	1/50,000 sq. ft. up to 100,000 sq. ft. <b>plus</b> 1/100,000 sq. ft. up to 500,000 sq. ft. <b>plus</b> 1/200,000 sq. ft. thereafter
Larger Integrated Shopping Centers (Non-enclosed centers)	4/1,000 sq. ft. of GFA for centers over 60,000 sq. ft.	
Shopping Centers (Mall-type centers)	3.5/1,000 sq. ft. of GFA for centers with up to 400,000 sq. ft.	
	3.8/1,000 sq. ft. of GFA for centers with 400,000 to 600,000 sq. ft.	
	4.25/1,000 sq. ft. of GFA for centers with over 600,000 sq. ft.	
Personal Care Services	1/treatment station but not less than 1/1,000 sq. ft. GFA	None
Coin Operated Laundries	1 space/ 2 machines	None
Other Retail/Service Uses	As determined by the Zoning Administrator	Same as general retail
Temporary Retail	As determined by the Zoning Administrator	None
Motor Vehicle Sales & Service	2.5/1,000 sq ft of GFA interior sales space plus 1.5/1,000 sq ft of external display (but not including stock areas not open to the public) plus 3/service bay	Same as industrial
<u>Food and Beverage</u>		
<u>Banquet/Event Facility</u>	<u>1/employee</u> <u>.33/permitted attendee</u>	<u>1/40,000 sq ft of GFA</u>
Restaurant	15/1,000 sq. ft. of GFA minimum of 1 space	1/40,000 sq ft of GFA;
Fast Food	20/1,000 sq. ft. of GFA kitchen, counter and waiting areas plus 0.5/seat provided	With indoor seating area, one; with no seating area; none
<u>Office and Business Services</u>		
General Offices and Medical Offices	4/1,000 sq. ft. of GFA for up to 30,000 sq. ft.; 3.3/1,000 sq. ft. of GFA thereafter	None for the first 30,000 sq ft then one/100,000 sq ft thereafter

Table 5-1102		
Use	Parking Spaces Required	Loading Spaces Required
Financial Institutions	2.5/1,000 sq. ft. of GFA; stacking space for drive-through windows to be determined by Zoning Administrator	None for the first 10,000 sq ft GFA then one/50,000 sq ft up to 10,000 sq ft plus one/10,000 sq ft thereafter
<u>Industrial/Manufacturing</u>	2/1,000 sq. ft. of GFA plus any required spaces for office, sales or similar space	1/25,000 sq ft GFA up to 500,000 sq ft plus one for the next 50,000 sq ft plus one/ 100,000 sq ft thereafter
<u>Storage/Processing/Wholesaling</u>	0.5/1,000 sq. ft. GFA plus any required spaces for office, sales, etc.	One the first 50,000 sq ft GFA plus one space/100,000 sq ft thereafter
Mini Warehouse, multi story or single entrance	3 spaces at the office plus 1 space per employee.	None
Vehicle Wholesale Auction	1/3 employees 1/60 vehicle storage space	1/25,000 sq. ft. of GFA
<u>Materials Supply and Construction</u>	0.5/1,000 sq. ft. GFA plus any required spaces for office, sales, etc.	1/25,000 sq. ft. GFA up to 500,000 sq. ft. plus one for the next 50,000 sq ft plus one/100,000 sq ft thereafter.
<u>Communication and Private Utility</u>	1/1.5 employees on the major shift.	1/25,000 sq. ft. GFA up to 500,000 sq. ft. plus one for the next 50,000 sq. ft. plus one/100,000 sq. ft. thereafter.
<u>Governmental</u>	4/1,000 sq. ft. of G.F.A. administrative offices; other as determined by Zoning Administrator	As determined by Zoning Administrator
<u>Educational</u>	1/Classroom and other room used by students plus .2/student over driving age	1/100,000 sq.ft.GFA
<u>Cultural/Recreational/ Entertainment</u>		
Public Assembly	.25/person in permitted occupancy approved by the Fire Marshal plus 1 space/employee	1/100,000 sq.ft. GFA
Public Recreation	.33/person in permitted occupancy approved by the Fire Marshal plus 1 space/employee	1/100,000 sq.ft. GFA
Private Club or Lodge	.33/person in permitted occupancy approved by the Fire Marshal plus 1 space/employee	1/100,000 sq.ft. GFA

Table 5-1102		
Use	Parking Spaces Required	Loading Spaces Required
Places of Worship	.25/person in permitted capacity	1/100,000 sq ft GFA
<u>Miscellaneous</u>		
<u>Hospitals</u>	1.5/employee on main shift; plus 1/doctor on staff; plus 1/2 beds for in- patient services; plus 1.5/250 square feet for out patient services	1/100,000 sq ft GFA up to 500,000 sq ft plus one/200,000 sq ft. thereafter.

**6-703 Sketch Plan.**

- (A) A Sketch Plan is required as part of a zoning permit application for the following permitted uses: Animal Care Business; Bed and Breakfast Homestay and Bed and Breakfast Inn (with less than 5,000 sq. ft. of disturbance); Child Care Home; Farm Market (but not including the use Farm Market (off-site production), which shall require a site plan); Stable (Private or Neighborhood); and Wayside Stand.
- (B) A Sketch Plan shall include a drawing of all aspects of the business operations including the location, size and dimensions of buildings, the size and dimensions of areas within existing structures to be used for the business; size, dimensions, and location of any accessory structures, outdoor storage yards, and screening buffering; quantity and dimensions of parking spaces; location of proposed signs, if any; location of wells and septic systems; and the approximate location of any on-site floodplain as determined from the County map. The Sketch Plan shall include information necessary to illustrate conformance with the Additional Regulations for Specific Uses of Section 5-600. In addition, the Sketch Plan shall include the location and width of entrances and adjacent right-of-way, adjoining properties, and easements.
- (C) The Sketch Plan need not be drawn to scale, nor does it have to be prepared by a licensed professional. However, distances from structures to adjacent lot lines must be accurately depicted.

## Article 8 Definitions

### B

**Banquet/Event Facility:** A use in which the principal function is hosting private parties at which food and beverages are served to groups of people, and which has facilities for the refrigeration and preparation of food, or which provides facilities for food through a caterer. Banquet/Event facilities, held indoors or outdoors, may also be an ancillary component of other uses such as, but not limited to: ~~restaurants~~Restaurants, ~~hotels~~Hotels, ~~bed and breakfasts~~, ~~country inns~~, ~~rural~~Rural retreatsRetreats, ~~rural~~Rural resortsResorts, ~~conference~~Conference centersCenters and similar uses. Adult entertainment shall not be permitted at a Banquet/Event Facility.

**Bed and Breakfast Homestay:** A private, owner-occupied dwelling in which overnight accommodations are provided to the public and which may include a room for meetings and private parties as an accessory use. The frequency and volume of paying guests is intended to be incidental to the primary use of the property as a private residence. Accessory structures may be used for guest lodging.

**Bed and Breakfast Inn**~~(formerly Bed and Breakfast Homestay and Bed and Breakfast Inn):~~ A business operated in one or more structures which are used for providing overnight accommodations to the public and which may include rooms for meetings ~~as well as Banquet/Event Facility(ies) for and~~ private parties as an ~~ancillary~~accessory use.

### C

**Country Inn:** A business operated in one or more structures which offers overnight accommodations and may ~~include rooms for contain~~meetings rooms, dining, and banquet/event facilities~~private parties~~ in a predominately rural area. ~~An owner may live on the premises. A Country Inn may include a full-service restaurant for overnight guests, and the general public, and meetings facilities and private parties. A Country Inn may also include a Banquet/Event Facility as an ancillary use.~~

### P-Q

**Private Parties:** Events that are not open to the public and are by invitation only.

### S

**Special Event:** A temporary commercial or festive activity or promotion at a specific location that is open to the public and is planned or reasonably expected to attract large assemblies of persons. Special events include, but are not limited to, carnivals, festivals, circuses, music fairs or concerts, tent revivals, art shows, crafts shows, rodeos, corn mazes, civil war reenactments, equestrian shows, firework displays and events, or similar events open to the public. ~~In addition, a~~A private party held at a Banquet/Event Facility (including Hotel, Conference Center, Restaurant, ~~Bed and~~

~~Breakfast, Country Inn,~~ Rural Retreat or Rural Resort or similar facility), Bed and Breakfast Homestay, Bed and Breakfast Inn, or Country Inn shall not be deemed a special event. A private party which is held at a location other than the foregoing or held on property ~~other than property which is not~~ occupied by the host, shall be deemed a special event. "Special event" does not include temporary or seasonal retail sales of goods, products, or services, such as temporary sales of Christmas trees, farm produce, fireworks, and other similar seasonal goods.